

FILED, RECORDED, INDEXED
 02/21/2005 04:04:52PM
 Rec Fee: 13.00 St Fee: 2346.50
 Co Fee: 992.75 Pages: 7
 Issued to: DODDS & HENNESSY
 Register of Deeds Berkeley Co., SC
 Cynthia B. Forte

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Dorothy P. Meyer a/k/a Dorothy Postell Meyer, Barbara H. Mellard, Linda Jenkins, Jean Jenkins, and Wesley F. Mellard and Doris Mellard**, as trustees of the **Wesley and Doris Mellard Charitable Remainder Unitrust UTD March 10, 2003** (collectively, the "Grantors"), in the State aforesaid, for and in consideration of the sum of Nine Hundred Two Thousand Three Hundred Twenty and 00/100 (\$902,320.00) Dollars, to them in hand paid by **Franklin Ventures, LLC**, a South Carolina limited liability company (the "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Grantee, its successors and assigns forever, the following real property (the "Premises"):

**SEE EXHIBIT "A" ATTACHED HERETO
 AND INCORPORATED HEREIN BY REFERENCE**

RECEIVED

02/21/2005

Grantees Address: 76 Wentworth Street
 Charleston, South Carolina 29401

ASSESSOR
 BERKELEY COUNTY SC
 JANET BROWN JURDSKO
 AUDITOR BERKELEY COUNTY SC

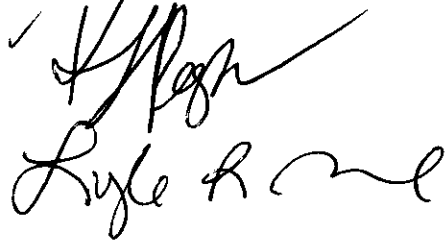
TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

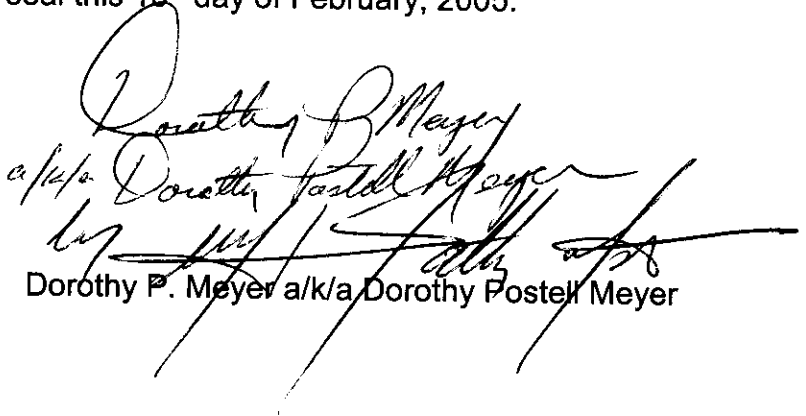
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever.

AND Grantors do hereby bind themselves and their respective heirs, successors and assigns, to warrant and forever defend, all and singular, the said Premises unto said Grantee, its successors and assigns, against Grantors, their heirs, successors and assigns, and every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS Grantors' hands and seal this 10th day of February, 2005.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Kyle R. [unclear]


a/k/a Dorothy Postell Meyer
Dorothy P. Meyer a/k/a Dorothy Postell Meyer

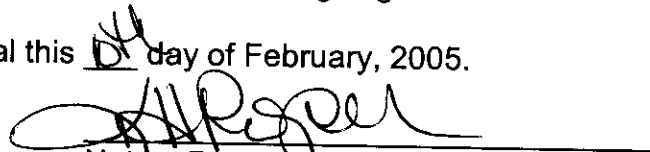
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, Katherine H. Roper (Notary Public), do hereby
certify that Dorothy P. Meyer a/k/a Dorothy Postell Meyer personally appeared before me
this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 10 day of February, 2005.


Notary Public for South Carolina
My Commission Expires: 5-9-13

[Signatures Continue on Following Page]

WITNESS Grantors' hands and seal this 10th day of February, 2005.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Lydia S. Johnson
Lyle R. [unclear]

Barbara H. Mellard
Barbara H. Mellard

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, Katherine H. Roper (Notary Public), do hereby
certify that Barbara H. Mellard personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.

WITNESS my hand and seal this 10th day of February, 2005.

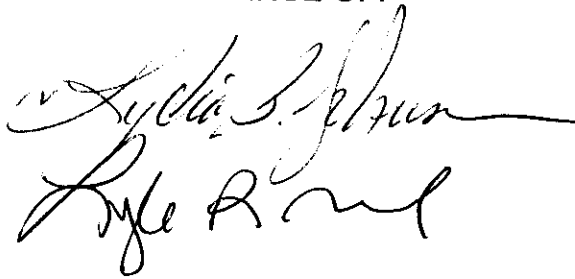
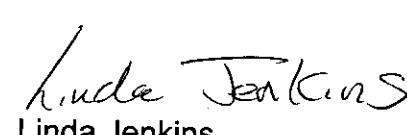
Katherine H. Roper

Notary Public for South Carolina
My Commission Expires: 5-9-12

[Signatures Continue on Following Page]

WITNESS Grantors' hands and seal this 10th day of February, 2005.

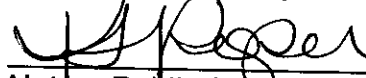
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

 
Linda Jenkins

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) ACKNOWLEDGEMENT

I, Katherine H. Roper (Notary Public), do hereby
certify that Linda Jenkins personally appeared before me this day and acknowledged the
due execution of the foregoing instrument.

WITNESS my hand and seal this 10th day of February, 2005.



Notary Public for South Carolina
My Commission Expires: 5-9-13

[Signatures Continue on Following Page]

WITNESS Grantors' hands and seal this 10th day of February, 2005.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


 
Jean Jenkins

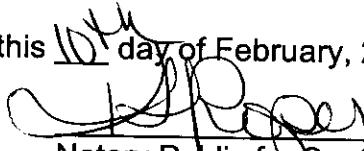
STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, Katherine H. Roper (Notary Public), do hereby
certify that Jean Jenkins personally appeared before me this day and acknowledged the
due execution of the foregoing instrument.

WITNESS my hand and seal this 10th day of February, 2005.



Notary Public for South Carolina
My Commission Expires: 5-9-13

[Signatures Continue on Following Page]

WITNESS Grantors' hands and seal this 10th day of February, 2005.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Lydia B. Shum
Lyle R. Shum

Wesley F. Mellard
Wesley F. Mellard, as trustee of the
Wesley and Doris Mellard
Charitable Remainder Unitrust
UTD March 10, 2003

Lydia B. Shum
Lyle R. Shum

Doris Mellard
Doris Mellard, as trustee of the
Wesley and Doris Mellard
Charitable Remainder Unitrust
UTD March 10, 2003

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, *Katherine H. Papp* (Notary Public), do hereby
certify that Wesley F. Mellard and Doris Mellard, as trustees of the Wesley and Doris
Mellard Charitable Remainder Unitrust UTD March 10, 2003, personally appeared before
me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 10th day of February, 2005.

K. Papp

Notary Public for South Carolina

My Commission Expires: 5-9-13

EXHIBIT "A"
Real Property Description

ALL that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being in the County of Berkeley, State of South Carolina, shown and designated as "Parcel AB2, 982,626.86 S.F., 22.558 AC." on that certain plat dated February 2, 2005 entitled "Conveyance Plat Showing Parcel AB, a 32.447 Acre Tract of Land, Being Subdivided into Parcel AB1 (7.499 AC.) and Parcel AB2 (22.558 AC.), Property of Doris Mellard et. al. and Parcel AB3 (2.39 AC.) Previously Deeded to the South Carolina Department of Transportation, Located Near the City of Hanahan, Berkeley County, South Carolina" prepared by Trico Engineering Consultants, Inc. and recorded on February 10, 2005, in the Register of Deeds for Berkeley County in Plat Cabinet Q at Page 331-D.

SAID property having such size, shape, courses, distances, boundaries and measurements as more particularly set forth and shown on the aforesaid plat and for a more complete and accurate description, reference is craved hereto.

BEING a portion of TMS No. 259-00-01-003

Derivation:

BEING the same property conveyed to: (a) Dorothy P. Meyer, a/k/a Dorothy Postell Meyer, by Deed of Distribution from Dorothy P. Meyer, as personal representative of the Estate of Maurice Eugene Meyer, Jr., dated January 15, 2004, and recorded in the Berkeley County Register of Deeds on January 20, 2004, in Book 3796 at Page 345; (b) Barbara H. Mellard, by deed of Barbara Sires Hauck Mellard, as successor trustee of the Robert Simmons Mellard Revocable Living Trust, UTD 11/4/94, dated December 8, 2003, and recorded in the Berkeley County Register of Deeds on December 16, 2003, in Book 3744 at Page 224; (c) Linda Jenkins, by deed of William L. Mellard and Louise M. Totaro dated May 23, 1985, and recorded in the Berkeley County R.M.C. Office on June 26, 1985, in Book A606 at Page 270; (d) Jean Jenkins, by deed of William L. Mellard and Louise M. Totaro dated May 23, 1985, and recorded in the Berkeley County R.M.C. Office on June 26, 1985, in Book A606 at Page 270; and (e) Wesley F. Mellard and Doris Mellard, as trustees of the Wesley and Doris Mellard Charitable Remainder Unitrust UTD March 10, 2003, by deed of Wesley F. Mellard and Doris Mellard dated March 10, 2003, and recorded in the Berkeley County Register of Deeds on December 16, 2003, in Book 3744 at Page 220.