

SPECIAL WARRANTY DEED

R.E. No. TIAA 6596

THIS INDENTURE, made this 27th day of July, 2006, between TIAA TIMBERLANDS II, LLC, a Delaware limited liability company and having its principal place of business in Boston, Suffolk County, Commonwealth of Massachusetts, (Grantor), and WIZZY'S TREE AND WILDLIFE FARM, LLC, a North Carolina limited liability company, whose address is 1634 Queens Road West, Charlotte, NC 28207 (Grantee).

WITNESSETH, that the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following land and the standing timber located thereon (Premises), situated in Chester County, State of South Carolina, being more particularly described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to encumbrances of record; current and subsequent taxes; leases or the rights of any tenants or lessees, parties in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights-of-way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; and all other matters which an accurate, current survey would show applicable to or affecting the Property.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, forever.

And Grantor does hereby warrant and forever defend all and singular the said Premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under it, except as aforesaid, but against none other.

[SIGNATURE PAGE FOLLOWS]

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Clerk of Court, Chester County, SC
Sue K. Carpenter

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TIAA/6596

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CHESTER COUNTY TAX ASSESSOR
DATE 8-10-06
TAX MAP NO 133-0-0-33

000044468 Bk: 00922 Ps: 00133

Exhibit "A"

Tract No. CNC-2601
Chester County, South Carolina

All that certain tract or parcel of land situated, lying, and being in the County of Chester, State of South Carolina, containing 157.055 acres, more or less, and being more fully shown and described on a plat of a survey of Catawba Newsprint Company Tract No. CNC-2601, made by David J. Dills, Registered Land Surveyor, dated July 7, 1982, and recorded in the Office of the Clerk of Court of Chester County, South Carolina, in Plat Cabinet B, Slide 17-A, which plat is incorporated into this description by reference thereto and to which plat reference is made for a metes and bounds description of said land.

BEING the identical property conveyed to Catawba Newsprint Company by deed of J. D. McNeill, Jr., dated September 8, 1982, recorded September 21, 1982 in Deed Book 516, page 182, OCC for Chester County, S. C.

TOGETHER with that certain non-exclusive 30-foot easement for access to the above described property conveyed to Calhoun Newsprint Company by deed from Marvin Scott Hill dated December 1, 1992, recorded in Deed book 630, page 197, OCC for Chester County, South Carolina.

BEING a portion of the property conveyed to TIAA TIMBERLANDS II, LLC by Deed from Calhoun Newsprint Company dated November 16, 1999, and recorded February 18, 1999 in the Office of the Clerk of Court for Chester County, South Carolina, in Book 772, Page 314.

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