

Prepared by:
Gary R. Preston, Esquire
SunTrust Bank
200 South Orange Avenue
Mail Code: 2034
Orlando, Florida 32801

QUIT-CLAIM DEED

THIS **QUIT-CLAIM DEED**, is made this 22nd day of December, 2009, by **CRM FLORIDA PROPERTIES, LLC**, a Georgia limited liability company ("Grantor"), whose post office address is 200 South Orange Avenue, Mail Code 2032, Orlando, Florida 32801, to **CORNERSTONE AT WATERMILL HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose post office address is P. O. Box 1987, Yulee, Florida 32041 ("Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released and quit-claimed, and by these presents does hereby remise, release and forever quit-claim unto the Grantee its successors and assigns forever, all the right, title and interest of the Grantor in and to that certain land lying and being in Duval County, Florida, and more particularly described hereinbelow (the "Property"):

See attached Exhibit "A" attached hereto and incorporated as a part hereof.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Grantee, its successors and assigns forever.

BY ITS ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (B) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANYONE ELSE MAY CONDUCT THEREON; (C) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS

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OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (D) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (E) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY; (F) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (G) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, ZONING OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS MATERIALS. BY ITS ACCEPTANCE OF THIS DEED, GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS-IS" CONDITION AND BASIS WITH ALL FAULTS.

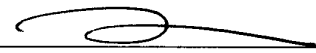
IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed by its duly authorized officer on the day and year first above written.

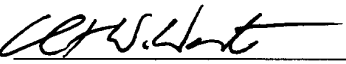
Signed, sealed, and delivered in the presence of:

CRM FLORIDA PROPERTIES, LLC, a Georgia limited liability company

By: CRM PROPERTIES MANAGER, LLC, a Georgia limited liability company, its sole Member


Print Name Dawn E McGinty

By: 
Name: B. Thompson


Print Name Clint W. Walters

Title: VPresident

STATE OF Georgia)
)
COUNTY OF FULTON)

The foregoing instrument was acknowledged before me by BRADLEY M. THOMPSON, as VICE PRESIDENT of CRM Properties Manager, LLC, a Georgia limited liability company, as sole Member of **CRM FLORIDA PROPERTIES, LLC**, a Georgia limited liability company, on behalf of the company, and who is personally known to me or has produced _____ as identification, and who executed the foregoing under the authority duly vested in him/her by the corporation and as the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 18TH day of December, 2009.

Marie A. Puckett
Notary Public, State of _____
Notary Name: _____
My Commission Expires: _____

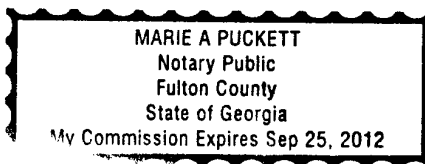


EXHIBIT "A"

Legal Description of Property

Tracts A through I of WATERMILL TOWNHOMES, according to the plat thereof as recorded in Plat Book 57, Pages 2 and 2A through 2C, of the Public Records of Duval County, Florida.

AND

Tracts J though L of WATERMILL TOWNHOMES SOUTH, according to the plat thereof as recorded in Plat Book 62, Pages 16 through 19, of the Public Records of Duval County, Florida.