

AUG 20 2004

W J LIVESAY
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Return To; David M. Moore

THIS DEED, Made and entered into this 20th day of August, 2004, by and

between RBS, INC., a Florida corporation, party of the first part GRANTOR, and THE GREENBRIER SPORTING CLUB DEVELOPMENT COMPANY, LLC, party of the second part, GRANTEE.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the party of the second part to the party of the first part, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby GRANT and CONVEY unto the party of the second part, with covenants of GENERAL WARRANTY of title, all that certain lot, tract or parcel of land together with the buildings and improvements thereon, easements, rights of way, and the appurtenances thereunto belonging, situate in White Sulphur District, Greenbrier County, West Virginia, and being more particularly described as follows:

Beginning at "Corner No. 29" (a concrete monument found) as shown on "Ashford General Hospital, White Sulphur Springs, W. Va., Reservation Map, U.S. Engineer Office, January 1943" (as recorded in the office of the Clerk of County Commission of Greenbrier County, West Virginia in map Book 4, Cabinet B, Files 65 and 66), said Corner No. 29 also being a common property corner of lands n/f of RBS, Inc. (the "RBS, Inc. Property") and lands n/f of CSX Hotels, Inc. (the "CSX Hotels, Inc. Property") and marking the southwestern corner of said 255.17-acre, more or less, tract; thence leaving said Corner No. 29 with seven (7) new lines through said RBS, Inc. Property, N 39°32'54" W, 1073.95 feet to a concrete monument to be set; thence N 47°18'20" E, 2685.60 feet to a concrete monument to be set; thence N 80°17'37" E, 2602.15 feet to a concrete monument to be set; thence S 09°42'23" E, 1745.70 feet to a concrete monument to be set; thence N 80°17'37" E, 1984.11 feet to a concrete monument to be set; thence N 39°43'46" E, 488.00 feet to a concrete monument to be set; thence S 50°17'21" E, 335.72 feet to a concrete monument to be set in line of lands n/f of The Greenbrier Sporting Club, Inc. ("The Greenbrier Sporting Club Inc. Property"); thence with said The Greenbrier Sporting Club Inc. Property S 39°27'51" W, 1043.33 feet to "Corner No. 30" (a concrete monument to be set at a chestnut oak called for) as shown on said "Ashford General Hospital, White Sulphur Springs, W. Va., Reservation Map;" thence continuing with said The Greenbrier Sporting Club Inc. Property and said CSX Hotels, Inc. Property, respectively, (passing a concrete monument to be set at 2185.84 feet from said Corner No. 30) S 80°01'41" W, 6104.24 feet in all to the point of beginning.

Containing 255.17 acres, more or less, and being in all respects the same tract as shown on plat entitled "Plat Of Portion Of RBS, Inc. Property To Be Conveyed To The Greenbrier Sporting Club Development Company, LLC," dated August 16, 2004, and also known as James A. Thompson Project Number B00118-49P, all as recorded in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia, in Map Book 4 at File Cabinet B-138.

\$ 11,764. Per ACVE.

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And being a part of the same real property conveyed unto the Grantor herein by deed dated October 15, 1966 from Bennie and Bernice Snyder, of record in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia, in Deed Book 236 at Page 325.

Reference is hereby made to all prior instruments in the chain of title for all reservations, restrictions, and limitations pertaining to the real estate hereby conveyed.

TO HAVE AND TO HOLD unto the party of the second part, as aforesaid, its successors and assigns forever.

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment, as provided by law, the undersigned grantor hereby declares the total consideration for the property is

\$ 3,000,000.00.

WITNESS the following signature.

RBS, INC., a Florida corporation

By: [Signature]

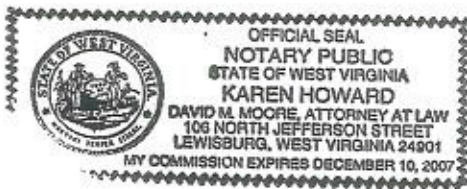
Its: President

STATE OF WV

COUNTY OF Greenbrier, TO-WIT:

The foregoing instrument was acknowledged before me this 20th day of August, 2004, by Ronald B. Snyder, President of RBS, Inc., a Florida corporation, to be an act and deed of said corporation.

My commission expires: 12-10-2007.



[Signature]
NOTARY PUBLIC

This instrument was prepared by William D. Goodwin, Attorney at Law, 114 W. Washington St., Lewisburg, West Virginia 24901.