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Georgia Transfer Tax Paid : \$0.00
MISSA B. HOLIBROOK
Clerk Superior Court, FRANKLIN County, Ga
BK 01037 Pg 0078-0079

FILED IN OFFICE
THIS 15th DAY OF April, 2011.
AT 3:00 AM/PM

Return Recorded Document to:
RODGER E. DAVISON
ATTORNEY AT LAW
P. O. Box 118
Royston, GA 30662

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FRANKLIN

This Indenture made this 15th day of April, in the year Two Thousand Eleven, between, **LORENZO DOW DAVIS, III**, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **LORENZO DOW DAVIS, III**, and **RONDA HOLLY DAVIS**, of the State of Georgia, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **-DEED OF GIFT-**and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land situate, lying and being in the 264th District, G.M., Franklin County, Georgia, CONTAINING 32.19 ACRES, more or less, and bounded, now or formerly as follows: On the North by lands of Dove and Karen Phillips, 100' right-of-way for State Route No. 59, and lands of Compassion Baptist Church; on the East by centerline of Isbell Road; on the South by lands of Tommy Barnes and Jack Andrews; on the West by lands of Robert Brown; and on the Northwest by lands of Fred Dilback and Ed Rossman. Said property as more clearly shown and delineated on plat of survey for "Harold E. LeCroy" by Russell N. Bartlett, Georgia Registered Land Surveyor, dated October 5, 2004, and recorded in Plat Book 28, Page 497, public records of Franklin County, Georgia. Said plat and the description therein are incorporated herein and made a part of this description by reference hereto.

Property herein conveyed subject to all right-of-ways and easements of record and as shown on plat. Reference Deeds: Deed Book 810, Page 20 and Deed Book 285, Page 440, Franklin County Records.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, rights-of-way for public roads and public utilities and any restrictions of record affecting said described property.

- Re: Deed Book 1008, Page 257, Franklin County Public Records.
- Deed Book 877, Page 244, Franklin County Public Records.
- Deed Book 810, Page 20, Franklin County Public Records.
- Deed Book 798, Page 162, Franklin County Public Records.
- Deed Book 285, Page 440, Franklin County Public Records.
- Deed Book 278, Page 161, Franklin County Public Records.
- Deed Book 186, Page 460, Franklin County Public Records.
- Deed Book 143, Page 109, Franklin County Public Records.
- Deed Book 130, Page 271, Franklin County Public Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

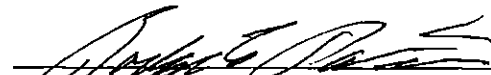
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

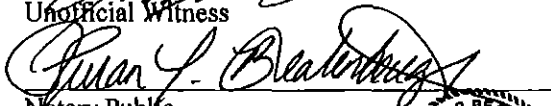
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal the day and year first above written.

 _____ (SEAL)
 LORENZO DOW DAVIS, III

Signed, sealed and delivered in the presence of:

 _____
 Unofficial Witness

 _____
 Notary Public
 My Comm. Expires:

