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12.20.07

2007 DEC 20 11:52 AM
C. W. Conant
DEPT. OF RECORDS

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12.20.07

Return Recorded Document to:
Vandiver & Kaufman, LLC
PO Drawer 10
Lavonia, Georgia 30553

Deed Preparation Only

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF Franklin

THIS INDENTURE, Made the 17th day of November, 2007, between Elizabeth A. Gran-Hicks of the County of New London, and the State of Connecticut, as party or parties of the first part, hereinafter called Grantor, and Herbert D. Hicks of the county of New London, and the State of Connecticut, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

TRACT 1:

All that tract or parcel of land, with improvements thereon, lying and being in the 1115th G.M. District of Hart County, Georgia, containing 0.676 acre, more or less, and being known and designated as Lot No. 4 of Freedom Heights Subdivision, , and being more particularly described in a plat of survey prepared by W. Slate Bauknight, Registered Land Surveyor, dated May 14, 1999, recorded in Plat Book 2-G, at Page 190-191, in the Office of the Clerk of the Superior Court of Hart County, Georgia, said plat and the recording thereof being expressly be reference incorporated into and made a part of this description.

This property is bounded now or formerly as follows, as shown on said plat: On the Northeast by Lot No. 5 of said subdivision; on the Southeast by property of U.S. Government; on the Southwest by Lot No. 3 of said subdivision; and on the Northwest by a proposed street; AND

TRACT 2:

All that tract or parcel of land, with improvements thereon, lying and being in the 1115th G.M. District of Hart County, Georgia, containing 0.959 acre, more or less, and being known and designated as Lot No. 5 of Freedom Heights Subdivision, , and being more particularly described in a plat of survey prepared by W. Slate Bauknight, Registered Land Surveyor, dated May 14, 1999, recorded in Plat Book 2-G, at Page 190-191, in the Office of the Clerk of the Superior Court of Hart County, Georgia, said plat and the recording thereof being expressly be reference incorporated into and made a part of this description.

This property is bounded now or formerly as follows, as shown on said plat: On the Northeast by Lot No. 6 of said subdivision; on the Southeast by property of U.S. Government; on the Southwest by Lot No. 4 of said subdivision; and on the Northwest by a proposed street.

Being the same property as conveyed in Deed recorded in Deed Book 563, Pages 606-607, Hart County, Georgia records.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

FILED IN OFFICE
HART SUPERIOR COURT
00 MAR 10 AM 9 26

FILED IN OFFICE
HART SUPERIOR COURT
00 MAR 9 PM 1 55

After recording, return to:
THE GORDON LAW FIRM
415 East Howell Street
Post Office Box 870
Hartwell, Georgia 30643

Christy Renee
DEPUTY/CLERK

~~FILED IN OFFICE
HART SUPERIOR COURT
00 MAR 9 PM 1 55~~
DEPUTY/CLERK
Hart County, Georgia
Real Estate Transfer Tax
Paid \$ *180.00*
Date *3-10-2000*
Carlin Renee
Clerk of Superior Court

STATE OF GEORGIA
COUNTY OF HART

353
466-467
3-10-2000

WARRANTY DEED

THIS INDENTURE, made this 1st day of March, 2000, between Town And Country Realty, Inc. a corporation organized and existing under the laws of the State of Georgia, hereinafter called Grantor, and Joseph E. Hulme of Franklin County, Georgia, hereinafter called Grantee:

WITNESSETH: That Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, his heirs and assigns all its interest in and to the following described property, to-wit:

All those tracts or parcels of land lying and being in the 1115th G.M. District of Hart County, Georgia, being known and designated as Lot Four (4) of Freedom Heights Subdivision containing 0.676 of an acre, more or less; Lot Five of Freedom Heights Subdivision containing 0.959 of an acre, more or less; and Lot Twenty-One (21) of Freedom Heights Subdivision containing 0.642 of an acre, more or less. These lots of land are more particularly shown and described by a subdivision plat of survey dated May 14, 1999, prepared by Bauknight & Associates, Inc., W. Slate Bauknight, Georgia Registered Land Surveyor, recorded in Plat Book 2-G, Pages 190-191, Hart County, Georgia Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of the description of each lot.

The above described Lots Four (4) and Five (5) are contiguous and are bounded substantially as follows: Northwest by the right of way of the subdivision street; Northeast by Lot Six (6) of said subdivision; Southeast by property of the U.S. Government (Lake Hartwell); Southwest by Lot Number of Three (3) of said subdivision, the centerline of the branch as shown on the above referenced survey is the property line.

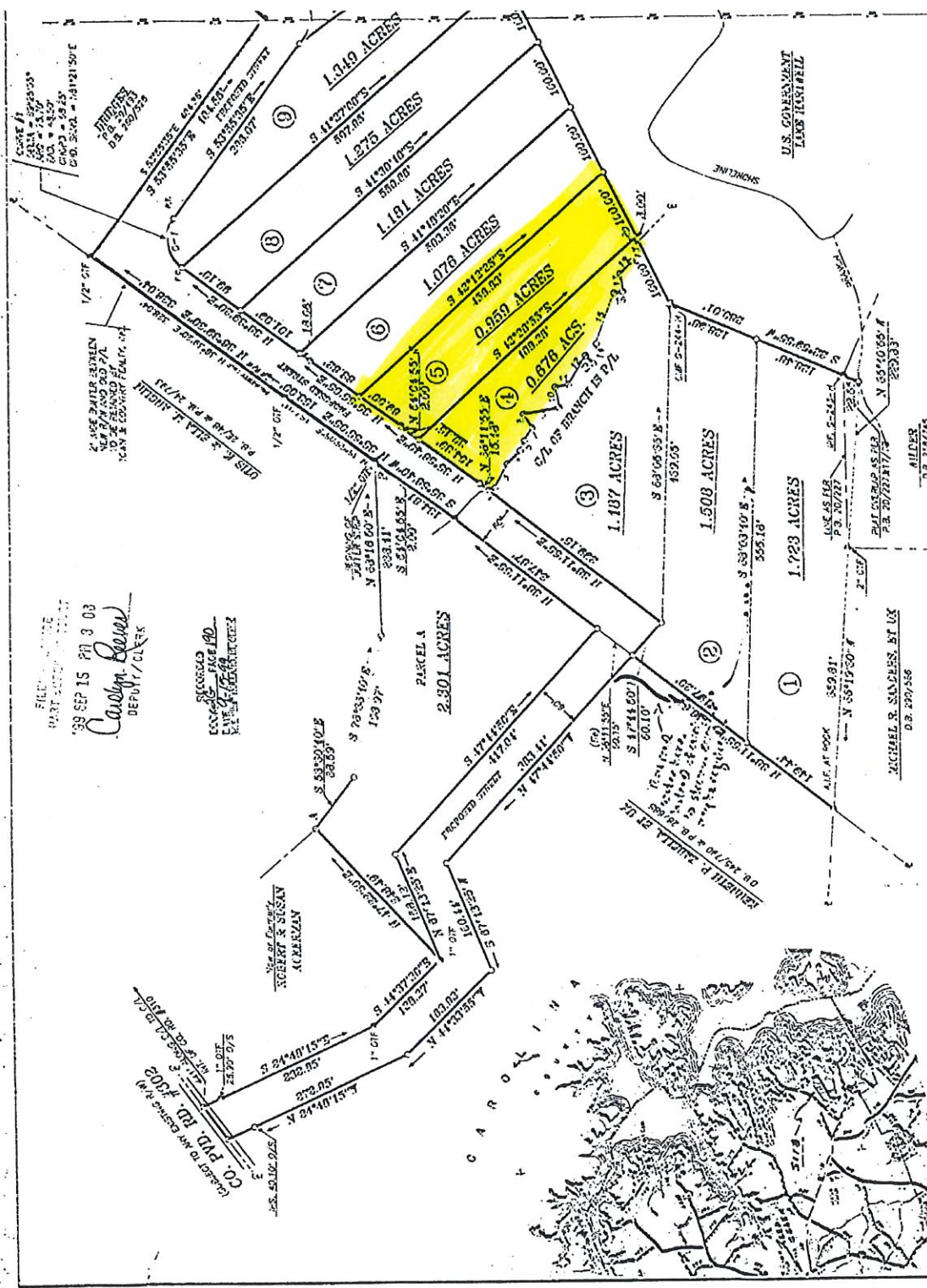
The above described Lot Twenty-One (21) is bounded substantially as follows: Northwest by the right of way of the subdivision street; Northeast by Lot Twenty-Two (22) of said subdivision; Southeast by property of the U.S. Government (Lake Hartwell); and West by Lot Twenty (20) of said subdivision.

Each of the above-described lots are conveyed subject to the following restrictions:

- Restrictions*
1. All tracts shall be utilized for residential purposes exclusively. The living area of the main structure, exclusive of carports, and open or screened porches, shall not be less than 1400 square feet.
 2. No trailer, mobile home, modular home, tent, camper or temporary structure of any description shall be placed on the property.
 3. Grantor reserves the right to pre-approve all building plans for aesthetic design.
 4. Ten foot setback on property lines except on Army Corp of Engineers line which is stipulated by Army Corp of Engineers rules and regulations.
 5. Once construction begins, completion has to be within one year.
 6. No commercial livestock or commercial activity permitted from any lot.

Also conveyed herein is a non-exclusive perpetual right of ingress and egress over and across the subdivision street leading from County Road No. 302, as more particularly shown on the above-referenced plat of survey.

TO HAVE AND TO HOLD the said described property, 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 Grantee forever in FEE SIMPLE.



FIELD SURVEY
HART COUNTY, GEORGIA
38 SEP 15 PM 3 03
Casim Blevins
DEPUTY CLERK

RECORDED PAGE 90
DATE 9/15/88
BY [Signature]

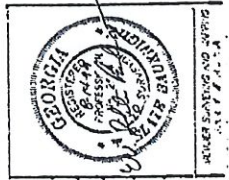
H 99-6
CONCLUDE BY
S. D. BRIGHT, CL.
DISTRICT SUP.
DATE: 9/14/87

Approved in accordance with the
Land Development Standards of Hart County
Hart County Board of Commissioners
Date: 9/14/87

NOTE: 1/2" REAR SET
AT ALL CORNERS
UNLESS NOTED
OTHERWISE.

NOTE: CALLS FROM POINT
4" TO 3" REAR SET
FROM A PLAT BY US FOR
RECORDING IN HART COUNTY
ARE NOT VALID UNLESS
THEY ARE DATED BEFORE
1991.

AS PER THE FIELD SURVEY
ON 9/15/88
BY CASIM BLEVINS
DEPUTY CLERK
OF HART COUNTY, GEORGIA
THE FIELD SURVEY HAS BEEN
RECORDED IN THE PUBLIC
RECORDS OF HART COUNTY,
GEORGIA, BOOK 15, PAGE 90.
THE FIELD SURVEY IS
CORRECT AND VALID.
THE FIELD SURVEY IS
CORRECT AND VALID.
THE FIELD SURVEY IS
CORRECT AND VALID.



SALE DATE	MAY 14, 1979	SALES PRICE	1115
SALE COUNTY	HART	SALES TAX	1' = 100'
SALE COUNTY	GEORGIA	SALES TAX	1' = 100'
SALE COUNTY	GEORGIA	SALES TAX	1' = 100'
SALE COUNTY	GEORGIA	SALES TAX	1' = 100'
SALE COUNTY	GEORGIA	SALES TAX	1' = 100'

REVISED: AUGUST 14, 1979

TOWN & COUNTRY REALTY, INC.
1377 BELLEVILLE AVENUE
DUNWOODY, GA 30029
404-251-1000

BAUKNIGHT & ASSOCIATES, INC.
1377 BELLEVILLE AVENUE
DUNWOODY, GA 30029
404-251-1000