

572 733
11-28-06

RECORDED
2006 NOV 20 PM 2:34

Hart County, Georgia
Real Estate Commission
Paid \$ 94.00
Date 11-28-06
W.E.

Carlynn Cowart
DEPUTY CLERK

After recording, return to:
Todd C. Townsend, P.C., Attorney at Law, P. O. Box 423,
Hamwell, Georgia 30643 (706) 377-2425

WARRANTY DEED

GEORGIA, HART COUNTY

THIS INDENTURE, made this 25th day of October in the year Two Thousand Six, between Susan Frances Brown, as party of the first part, hereinafter called Grantor, and Richard Glenn, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors assigns where the context requires or permits).

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 has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 1118th District, G.M., Hart County, Georgia, containing 1.604 acres, more or less, and being known and designated as Tract #1 on a Plat by Bauknight & Associates, Inc., Surveyors, dated May 17, 2001, recorded at Plat Book 2H, Page 138, in the Office of the Clerk of Superior Court of Hart County, Georgia which said plat is hereby incorporated into this description by reference and made a part hereof, and being the same property conveyed to Susan Frances Brown by Mal J. Brown and Eunice H. Brown by Warranty Deed dated August 5, 1991, recorded at Deed Book 228, Pages 165-167, in said Clerk's Office.

Also conveyed herewith are all of Grantor's right in and to the drainage easement described in a Warranty Deed from Susan Frances Brown to Joy B. Potter dated July 5, 2001, recorded at Deed Book 385, Page 547, in said Clerk's Office, and also conveyed herewith is the right to enter upon the property described as Deed Book 385, Page 547, in said Clerk's Office for the purpose of maintaining, repairing, and replacing the drain field in said easement. Said drain field is particularly shown in said Plat Book.

That the said Mal J. Brown and Eunice H. Brown, who both had a life estate in subject property, died residents of Hart County, Georgia.

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 Grantee forever in FEE SIMPLE.

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 signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

[Handwritten signature]

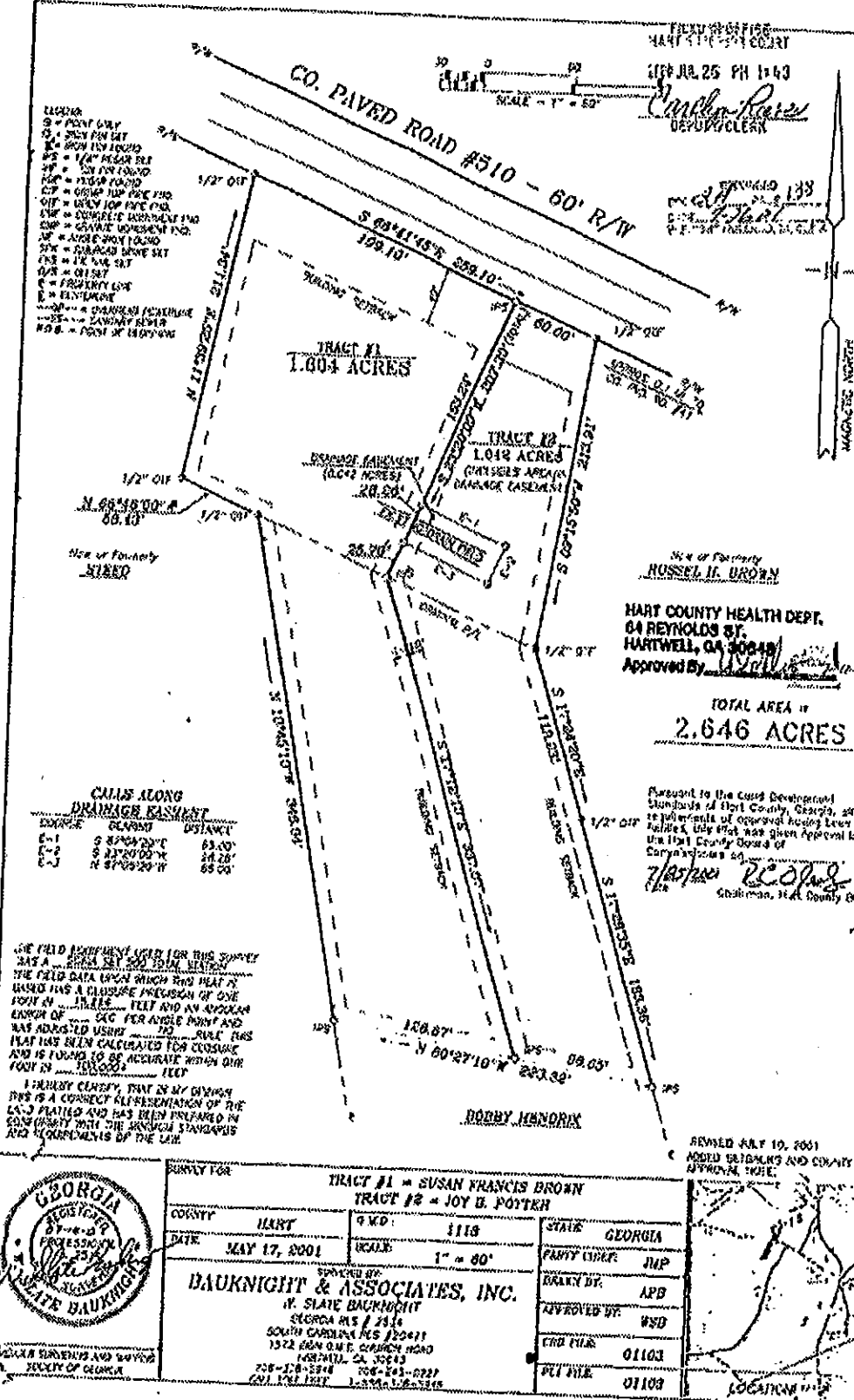
Witness

[Handwritten signature] (SEAL)
Susan Frances Brown

Notary Public



733



- LEGEND
- = POINT ONLY
- = POINT WITH SET
- = IRON NAIL FOUND
- ⊕ = 1/4" IRON SET
- ⊙ = 1/2" IRON SET
- ⊙ = 3/4" IRON SET
- ⊙ = 1" IRON SET
- ⊙ = 1 1/2" IRON SET
- ⊙ = 2" IRON SET
- ⊙ = 3" IRON SET
- ⊙ = 4" IRON SET
- ⊙ = 5" IRON SET
- ⊙ = 6" IRON SET
- ⊙ = 8" IRON SET
- ⊙ = 10" IRON SET
- ⊙ = 12" IRON SET
- ⊙ = 14" IRON SET
- ⊙ = 16" IRON SET
- ⊙ = 18" IRON SET
- ⊙ = 20" IRON SET
- ⊙ = 24" IRON SET
- ⊙ = 30" IRON SET
- ⊙ = 36" IRON SET
- ⊙ = 42" IRON SET
- ⊙ = 48" IRON SET
- ⊙ = 54" IRON SET
- ⊙ = 60" IRON SET
- ⊙ = 72" IRON SET
- ⊙ = 84" IRON SET
- ⊙ = 96" IRON SET
- ⊙ = 108" IRON SET
- ⊙ = 120" IRON SET
- ⊙ = 144" IRON SET
- ⊙ = 168" IRON SET
- ⊙ = 192" IRON SET
- ⊙ = 216" IRON SET
- ⊙ = 240" IRON SET
- ⊙ = 270" IRON SET
- ⊙ = 300" IRON SET
- ⊙ = 324" IRON SET
- ⊙ = 360" IRON SET
- ⊙ = 420" IRON SET
- ⊙ = 480" IRON SET
- ⊙ = 540" IRON SET
- ⊙ = 600" IRON SET
- ⊙ = 648" IRON SET
- ⊙ = 720" IRON SET
- ⊙ = 840" IRON SET
- ⊙ = 960" IRON SET
- ⊙ = 1080" IRON SET
- ⊙ = 1200" IRON SET
- ⊙ = 1320" IRON SET
- ⊙ = 1440" IRON SET
- ⊙ = 1560" IRON SET
- ⊙ = 1680" IRON SET
- ⊙ = 1800" IRON SET
- ⊙ = 1920" IRON SET
- ⊙ = 2040" IRON SET
- ⊙ = 2160" IRON SET
- ⊙ = 2280" IRON SET
- ⊙ = 2400" IRON SET
- ⊙ = 2520" IRON SET
- ⊙ = 2640" IRON SET
- ⊙ = 2760" IRON SET
- ⊙ = 2880" IRON SET
- ⊙ = 3000" IRON SET
- ⊙ = 3120" IRON SET
- ⊙ = 3240" IRON SET
- ⊙ = 3360" IRON SET
- ⊙ = 3480" IRON SET
- ⊙ = 3600" IRON SET
- ⊙ = 3720" IRON SET
- ⊙ = 3840" IRON SET
- ⊙ = 3960" IRON SET
- ⊙ = 4080" IRON SET
- ⊙ = 4200" IRON SET
- ⊙ = 4320" IRON SET
- ⊙ = 4440" IRON SET
- ⊙ = 4560" IRON SET
- ⊙ = 4680" IRON SET
- ⊙ = 4800" IRON SET
- ⊙ = 4920" IRON SET
- ⊙ = 5040" IRON SET
- ⊙ = 5160" IRON SET
- ⊙ = 5280" IRON SET
- ⊙ = 5400" IRON SET
- ⊙ = 5520" IRON SET
- ⊙ = 5640" IRON SET
- ⊙ = 5760" IRON SET
- ⊙ = 5880" IRON SET
- ⊙ = 6000" IRON SET
- ⊙ = 6120" IRON SET
- ⊙ = 6240" IRON SET
- ⊙ = 6360" IRON SET
- ⊙ = 6480" IRON SET
- ⊙ = 6600" IRON SET
- ⊙ = 6720" IRON SET
- ⊙ = 6840" IRON SET
- ⊙ = 6960" IRON SET
- ⊙ = 7080" IRON SET
- ⊙ = 7200" IRON SET
- ⊙ = 7320" IRON SET
- ⊙ = 7440" IRON SET
- ⊙ = 7560" IRON SET
- ⊙ = 7680" IRON SET
- ⊙ = 7800" IRON SET
- ⊙ = 7920" IRON SET
- ⊙ = 8040" IRON SET
- ⊙ = 8160" IRON SET
- ⊙ = 8280" IRON SET
- ⊙ = 8400" IRON SET
- ⊙ = 8520" IRON SET
- ⊙ = 8640" IRON SET
- ⊙ = 8760" IRON SET
- ⊙ = 8880" IRON SET
- ⊙ = 9000" IRON SET
- ⊙ = 9120" IRON SET
- ⊙ = 9240" IRON SET
- ⊙ = 9360" IRON SET
- ⊙ = 9480" IRON SET
- ⊙ = 9600" IRON SET
- ⊙ = 9720" IRON SET
- ⊙ = 9840" IRON SET
- ⊙ = 9960" IRON SET
- ⊙ = 10080" IRON SET
- ⊙ = 10200" IRON SET
- ⊙ = 10320" IRON SET
- ⊙ = 10440" IRON SET
- ⊙ = 10560" IRON SET
- ⊙ = 10680" IRON SET
- ⊙ = 10800" IRON SET
- ⊙ = 10920" IRON SET
- ⊙ = 11040" IRON SET
- ⊙ = 11160" IRON SET
- ⊙ = 11280" IRON SET
- ⊙ = 11400" IRON SET
- ⊙ = 11520" IRON SET
- ⊙ = 11640" IRON SET
- ⊙ = 11760" IRON SET
- ⊙ = 11880" IRON SET
- ⊙ = 12000" IRON SET
- ⊙ = 12120" IRON SET
- ⊙ = 12240" IRON SET
- ⊙ = 12360" IRON SET
- ⊙ = 12480" IRON SET
- ⊙ = 12600" IRON SET
- ⊙ = 12720" IRON SET
- ⊙ = 12840" IRON SET
- ⊙ = 12960" IRON SET
- ⊙ = 13080" IRON SET
- ⊙ = 13200" IRON SET
- ⊙ = 13320" IRON SET
- ⊙ = 13440" IRON SET
- ⊙ = 13560" IRON SET
- ⊙ = 13680" IRON SET
- ⊙ = 13800" IRON SET
- ⊙ = 13920" IRON SET
- ⊙ = 14040" IRON SET
- ⊙ = 14160" IRON SET
- ⊙ = 14280" IRON SET
- ⊙ = 14400" IRON SET
- ⊙ = 14520" IRON SET
- ⊙ = 14640" IRON SET
- ⊙ = 14760" IRON SET
- ⊙ = 14880" IRON SET
- ⊙ = 15000" IRON SET
- ⊙ = 15120" IRON SET
- ⊙ = 15240" IRON SET
- ⊙ = 15360" IRON SET
- ⊙ = 15480" IRON SET
- ⊙ = 15600" IRON SET
- ⊙ = 15720" IRON SET
- ⊙ = 15840" IRON SET
- ⊙ = 15960" IRON SET
- ⊙ = 16080" IRON SET
- ⊙ = 16200" IRON SET
- ⊙ = 16320" IRON SET
- ⊙ = 16440" IRON SET
- ⊙ = 16560" IRON SET
- ⊙ = 16680" IRON SET
- ⊙ = 16800" IRON SET
- ⊙ = 16920" IRON SET
- ⊙ = 17040" IRON SET
- ⊙ = 17160" IRON SET
- ⊙ = 17280" IRON SET
- ⊙ = 17400" IRON SET
- ⊙ = 17520" IRON SET
- ⊙ = 17640" IRON SET
- ⊙ = 17760" IRON SET
- ⊙ = 17880" IRON SET
- ⊙ = 18000" IRON SET
- ⊙ = 18120" IRON SET
- ⊙ = 18240" IRON SET
- ⊙ = 18360" IRON SET
- ⊙ = 18480" IRON SET
- ⊙ = 18600" IRON SET
- ⊙ = 18720" IRON SET
- ⊙ = 18840" IRON SET
- ⊙ = 18960" IRON SET
- ⊙ = 19080" IRON SET
- ⊙ = 19200" IRON SET
- ⊙ = 19320" IRON SET
- ⊙ = 19440" IRON SET
- ⊙ = 19560" IRON SET
- ⊙ = 19680" IRON SET
- ⊙ = 19800" IRON SET
- ⊙ = 19920" IRON SET
- ⊙ = 20040" IRON SET
- ⊙ = 20160" IRON SET
- ⊙ = 20280" IRON SET
- ⊙ = 20400" IRON SET
- ⊙ = 20520" IRON SET
- ⊙ = 20640" IRON SET
- ⊙ = 20760" IRON SET
- ⊙ = 20880" IRON SET
- ⊙ = 21000" IRON SET
- ⊙ = 21120" IRON SET
- ⊙ = 21240" IRON SET
- ⊙ = 21360" IRON SET
- ⊙ = 21480" IRON SET
- ⊙ = 21600" IRON SET
- ⊙ = 21720" IRON SET
- ⊙ = 21840" IRON SET
- ⊙ = 21960" IRON SET
- ⊙ = 22080" IRON SET
- ⊙ = 22200" IRON SET
- ⊙ = 22320" IRON SET
- ⊙ = 22440" IRON SET
- ⊙ = 22560" IRON SET
- ⊙ = 22680" IRON SET
- ⊙ = 22800" IRON SET
- ⊙ = 22920" IRON SET
- ⊙ = 23040" IRON SET
- ⊙ = 23160" IRON SET
- ⊙ = 23280" IRON SET
- ⊙ = 23400" IRON SET
- ⊙ = 23520" IRON SET
- ⊙ = 23640" IRON SET
- ⊙ = 23760" IRON SET
- ⊙ = 23880" IRON SET
- ⊙ = 24000" IRON SET
- ⊙ = 24120" IRON SET
- ⊙ = 24240" IRON SET
- ⊙ = 24360" IRON SET
- ⊙ = 24480" IRON SET
- ⊙ = 24600" IRON SET
- ⊙ = 24720" IRON SET
- ⊙ = 24840" IRON SET
- ⊙ = 24960" IRON SET
- ⊙ = 25080" IRON SET
- ⊙ = 25200" IRON SET
- ⊙ = 25320" IRON SET
- ⊙ = 25440" IRON SET
- ⊙ = 25560" IRON SET
- ⊙ = 25680" IRON SET
- ⊙ = 25800" IRON SET
- ⊙ = 25920" IRON SET
- ⊙ = 26040" IRON SET
- ⊙ = 26160" IRON SET
- ⊙ = 26280" IRON SET
- ⊙ = 26400" IRON SET
- ⊙ = 26520" IRON SET
- ⊙ = 26640" IRON SET
- ⊙ = 26760" IRON SET
- ⊙ = 26880" IRON SET
- ⊙ = 27000" IRON SET
- ⊙ = 27120" IRON SET
- ⊙ = 27240" IRON SET
- ⊙ = 27360" IRON SET
- ⊙ = 27480" IRON SET
- ⊙ = 27600" IRON SET
- ⊙ = 27720" IRON SET
- ⊙ = 27840" IRON SET
- ⊙ = 27960" IRON SET
- ⊙ = 28080" IRON SET
- ⊙ = 28200" IRON SET
- ⊙ = 28320" IRON SET
- ⊙ = 28440" IRON SET
- ⊙ = 28560" IRON SET
- ⊙ = 28680" IRON SET
- ⊙ = 28800" IRON SET
- ⊙ = 28920" IRON SET
- ⊙ = 29040" IRON SET
- ⊙ = 29160" IRON SET
- ⊙ = 29280" IRON SET
- ⊙ = 29400" IRON SET
- ⊙ = 29520" IRON SET
- ⊙ = 29640" IRON SET
- ⊙ = 29760" IRON SET
- ⊙ = 29880" IRON SET
- ⊙ = 30000" IRON SET

CALLS ALONG DRAINAGE CASSETT		
SOURCE	BEARING	DISTANCE
E-1	S 87°00'00"E	65.00'
E-2	S 33°00'00"W	24.28'
E-3	N 87°00'00"W	65.00'

WE FIELD RECONNOITERED FOR THIS SURVEY AS A SURVEY SET 2001 IN THE WEATHER THE CALD DATA FROM WHICH THIS PLAT WAS MADE HAS A CLOSURE ERROR OF ONE FOOT IN 100,000 FEET AND AN ANGLE ERROR OF ONE SEC PER ANGLE POINT AND WAS ADJUSTED USING THE "SINCE THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN OUR TOLERANCE OF ONE FOOT IN 100,000 FEET I HEREBY CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE SURVEY MADE AND HAS BEEN PREPARED IN CONFORMITY WITH THE STATUTE STANDARDS AND REQUIREMENTS OF THE LAW.



DAUKNIGHT & ASSOCIATES, INC.
 1752 IRON OAK CIRCLE ROAD
 FARMVILLE, VA 22431
 756-746-8318 FAX 756-746-8322
 1-800-368-3118

TRACT #1 = SUSAN FRANCIS BROWN		TRACT #2 = JOY B. POTTER	
COUNTY	HART	TOWNSHIP	1118
DATE	MAY 17, 2001	SCALE	1" = 80'
STATE		GEORGIA	
PARTY (SHEET)		JBP	
DRAWN BY		APB	
APPROVED BY		JBP	
CDD FILE		01103	
PCL FILE		01109	

REVIEWED MAY 19, 2001
 ADDED BEARINGS AND COUNTY APPROVAL THERE.