

Recorded 08/27/2014 10:41 Deed Doc: ES1D

Georgia Transfer Tax Paid : \$0.00
MELISSA B HOLBROOK 0592014000766
Clerk Superior Court, FRANKLIN County, Ga.
BK 01162 Pg 0334-0335

Return Recorded Document to:
Berec Law Office, P.C.
P.O. Box 786
Lavonia, GA 30553

2014 AUG 27 AM 10:41

NO TITLE SEARCH PERFORMED AND NO CERTIFICATION GIVEN

EXECUTOR'S DEED

STATE OF GEORGIA

COUNTY OF FRANKLIN

THIS INDENTURE, Made this 22 day of August, 2014 between Judy Wright as Executor of the Estate of James Robert Wright of the County of Franklin and State of Georgia, of the first part, and Judy Wright of the County of Franklin and State of Georgia; of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of the presents, these receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presented does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns.

SEE EXHIBIT "A" ATTACHED

Subject to covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD the said bargained premises, together 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 party of the second part, her heirs and assigns forever in fee simple.

And the said party of the first part, his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, her heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

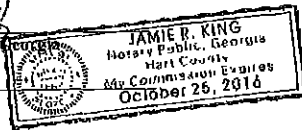
Signed, sealed, and delivered in the presence of:

The Estate of James Robert Wright

WITNESS

By: Judy Wright, Executor

JAMIE R. KING
NOTARY PUBLIC, State of Georgia
My Commission Expires



000335

EXHIBIT "A"

All that tract or parcel of land lying or being in the 206th District, G.M., Franklin County, Georgia, containing one acre more or less, bounded on the North by public road running between land herein described and lands of Mrs. Emmie Segars; East by lands of C.D. Bowen; Southeast by Highway No. 59, West by other lands of grantor, and more particularly described as follows:

Beginning at corner on the northwest side of Highway no. 59 on the line of C.D. Bowen and running thence with said highway South 64 degrees West 5.47 chains; thence with other lands of grantor North 13.5 degrees East 4.50 chains to public road; thence with the South side of said road South 70 degrees East 3.80 chains to the line of C.D. Bowen; thence with the line of said C.D. Bowen South 19 degrees East 62 links to beginning corner.

This is the same property as conveyed by a Limited Warranty Deed from Bluefield Capital, LLC to James Wright, dated August 24, 2007, recorded in Deed Book 897, Pages 220-222, Franklin County Public Records.

Recorded 08/27/2014 10:42 Doc: ESTD

Georgia Transfer Tax Paid : \$0.00
MHJ:SSA B. HOL:BR:OK 0592014000768
Clerk Superior Court FRANKLIN County, Ga.
Bk 01162 Pg 0336-0337

Return Recorded Document to:
Berec Law Office, P.C.
P.O. Box 786
Lavonia, GA 30553

2014 AUG 27 AM 10:42

NO TITLE SEARCH PERFORMED AND NO CERTIFICATION GIVEN

EXECUTOR'S DEED

STATE OF GEORGIA

COUNTY OF FRANKLIN

THIS INDENTURE, Made this 20 day of August, 2014 between Judy Wright as Executor of the Estate of James Robert Wright of the County of Franklin and State of Georgia, of the first part, and Judy Wright of the County of Franklin and State of Georgia, of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of the presents, these receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presented does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns.

SEE EXHIBIT "A" ATTACHED

Subject to covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD the said bargained premises, together 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 party of the second part, her heirs and assigns forever in fee simple.

And the said party of the first part, his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, her heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

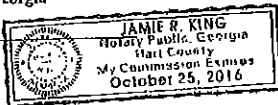
The Estate of James Robert Wright

WITNESS

By: Judy Wright, Executor

JAMIE R. KING
NOTARY PUBLIC, State of Georgia

My Commission Expires



000337

EXHIBIT "A"

All that tract or parcel of land, with improvements thereon, situate and lying in the 206th District, G.M., Franklin County, Georgia, CONTAINING 3.18 ACRES, more or less, and having such areas, courses, directions, dimensions, distances, metes, shapes and bounds as shown by plat made by A. M. Britt, Registered Land Surveyor, dated September 7, 1967, recorded in Plat Book 6, at Page 133, records of Franklin County, Georgia, to which reference is made and the description and record thereof incorporated herein as a part of this description by reference thereto.

Being bounded now or formerly as follows: On the Northeast by County Road; on the Southeast and South by lands of Royston; on the Southwest by lands of Segars; on the West by lands of Chatham; and on the Northwest by lands of Lavonia Manufacturing Company.

Said tract being the same property conveyed in Deed Under Power of Sale dated August 4, 1998 from Northeast Georgia Bank as Attorney in Fact to Northeast Georgia Bank, 392, at Pages 203-204, records of Franklin County, Georgia.

LESS AND EXCEPT:

All that lot, tract or parcel of land together with all improvements now in use, situated, lying and being in the 206th G.M. District, Franklin County, Georgia, CONTAINING 0.864 ACRES, more or less, lying in the Northwesterly side of Georgia Highway No. 59, and being more particularly shown and delineated as 0.864 ACRES according to a plat entitled "Survey for James R. Wright", dated January 16, 2001, prepared by Bauknight & Associates, Inc., certified by W. Slate Bauknight, Georgia Registered Surveyor, said plat being recorded at Plat Book 26, Page 267, in the Office of the Clerk of the Superior Court of Franklin County, Georgia, and being incorporated herein for a more particular description. This being a portion of that certain 3.18 acre parcel conveyed by Warranty Deed dated June 17, 1999 from Northeast Georgia Bank to James R. Wright as recorded in Deed book 230, Page 10, Public Records of Franklin County.

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 430, Page 10, Franklin County Public Records.

AND

All that tract or parcel of land, with improvements thereon, lying and being in the 206th G.M. District of Franklin County, Georgia, CONTAINING 1.042 acres and being bounded now or formerly as follows: On the Northeast by centerline of County Road #72; on the Southeast by lands of Royston; on the Southwest by lands of Chatham; on the Northwest by lands of Wright.

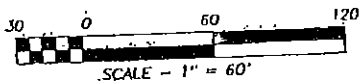
Said lands being more particularly described in a plat of survey for James R. Wright dated March 9, 2001 prepared by Bauknight & Associates, Inc., Registered Land Surveyor, recorded in Plat Book 26, Page 692, Franklin County Public Records. Said plat and the recordation thereof are by reference herein and made a part of this legal description.

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.

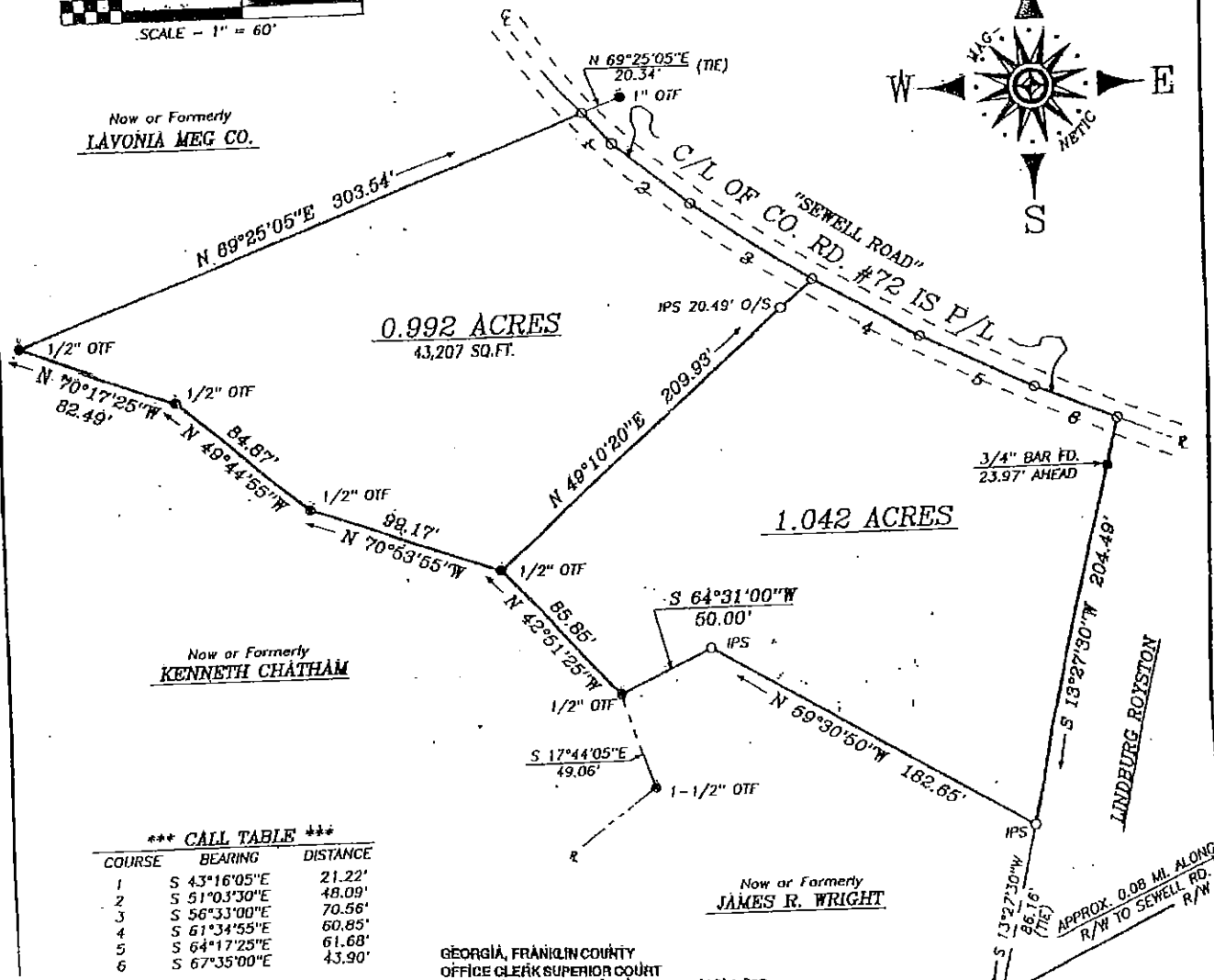
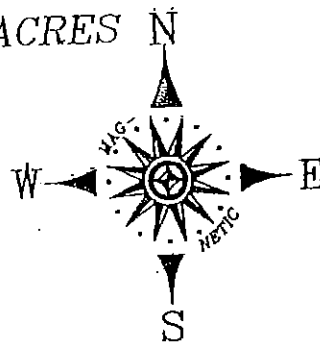
RE: Deed Book 430, Page 10, Franklin County Public Records.

RE: Deed Book 392, Pages 203-204, Franklin County Public Records.

TOTAL AREA = 2.034 ACRES



Now or Formerly
LAVONIA MEG CO.



0.992 ACRES
43,207 SQ.FT.

1.042 ACRES

Now or Formerly
KENNETH CHATHAM

Now or Formerly
JAMES R. WRIGHT

*** CALL TABLE ***

COURSE	BEARING	DISTANCE
1	S 43°16'05"E	21.22'
2	S 51°03'30"E	48.09'
3	S 56°33'00"E	70.56'
4	S 61°34'55"E	60.85'
5	S 64°17'25"E	61.68'
6	S 67°35'00"E	43.90'

GEORGIA, FRANKLIN COUNTY
OFFICE CLERK SUPERIOR COURT
FILED FOR RECORD 5/22/2002 @ 12:40 PM
RECORDED IN PLAT BOOK 212 PAGE 492
THIS IS A TRUE AND CORRECT COPY
N. J. DAVIS, Clerk

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A SOKKIA SET 3A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN OPEN END FEET AND AN ANGULAR ERROR OF SEC. PER ANGLE POINT AND WAS ADJUSTED USING NO RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

I HEREBY CERTIFY, THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

- KEY:
- = IRON PIN FOUND
 - = 1/2" REBAR SET
 - ⊙ = POINT ONLY
 - IPF = IRON PIN FOUND
 - IPS = 1/2" REBAR SET
 - RBF = REBAR FOUND
 - OTF = OPEN TOP PIPE FND.
 - CTF = GRIMP TOP PIPE FND.
 - CMF = CONCRETE MON. FOUND
 - ℄ = PROPERTY LINE
 - CL = CENTERLINE
 - N/S = NAIL SET
 - O/S = OFFSET
 - P.O.B. = POINT OF BEGINNING

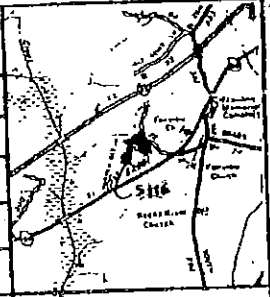


MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

SURVEY FOR:

JAMES R. WRIGHT

COUNTY: FRANKLIN	G.M.D.: 208	STATE: GEORGIA
DATE: MARCH 9, 2001	SCALE: 1" = 60'	PARTY CHIEF: JMP
SURVEYED BY: BAUKNIGHT & ASSOCIATES, INC. W. SLATE BAUKNIGHT GEORGIA RLS # 2534 1572 ZION C.M.E. CHURCH RD. HARTWELL, GA. 30643 706-376-5946 706-245-0927 CALL TOLL FREE 1-888-376-5946		DRAWN BY: APB
		APPROVED BY: WSB
		CRD FILE: 01013
		PLI FILE: 01013A



LOCATION MAP