

Elbert County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date 5-12-06  
Pat V. Anderson, Clerk

FILED & RECORDED

2006 MAY 12 A 11:11

PAT V. ANDERSON  
CLERK  
ELBERT SUPERIOR COURT  
D52-2006-650  
Book 416 Page 576  
DOC # 1746

NO TITLE EXAMINATION performed by the preparer of this instrument.

**WARRANTY DEED**

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STATE OF GEORGIA )

COUNTY OF ELBERT )

After recording, return to:

Gary L. Aston  
Attorney-at-Law  
203 College Ave.  
Elberton, GA. 30635

THIS INDENTURE, made this 6<sup>th</sup> day of MAY, in the year Two Thousand Six (2006), between

**FRANCES DIXON**

of the County of Elbert, State of Georgia, as party of the first part, hereinafter called Grantor; and

**BARBARA MAXINE METZGER, SHELBY JEAN BEAL, and  
JANICE KAY ADAMS**

of the County of Elbert, State of Georgia, 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, as well as the singular and plural, masculine and feminine).

WITNESSETH that: Grantor for and in consideration of the sum of ----Natural Love and Affection and Other Valuable Consideration ----, in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in the 191st G.M. District of Elbert County, Georgia, containing 40.48 acres, more or less, and being bounded, now or formerly, as follows: On the North by lands of Estate of W.M. Dixon, deceased, and by Baker's Ferry Road; on the East by Baker's Ferry Road, on the South by land of Henry Lee Peppers, and on the West by land of W.M. Dixon Estate.

Said tract of land is more particularly described in a plat of survey prepared by C.G. Stevens and A.P. Stevens, R.L.S., recorded in Plat Book 2, page 4, Elbert County, Georgia, records, which plat is by reference made a part of this description.

This being the same property described in an Executor's Assent to Devise from Jerry Beal, Executor of the Estate of Lester Dixon, Dec'd., wherein a Life Estate to the aforescribed property, was conveyed to Frances Dixon, dated October 24, 1998, recorded in Deed Book 249, pages 252-253, Elbert County, Georgia, deed records, which deed is by reference made a part of this description.

It is the purpose of this instrument for Grantor to release and remise said Life Estate interest to Grantees, thereby placing full fee simple title in Grantees herein.

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 Grantee forever in FEE SIMPLE.

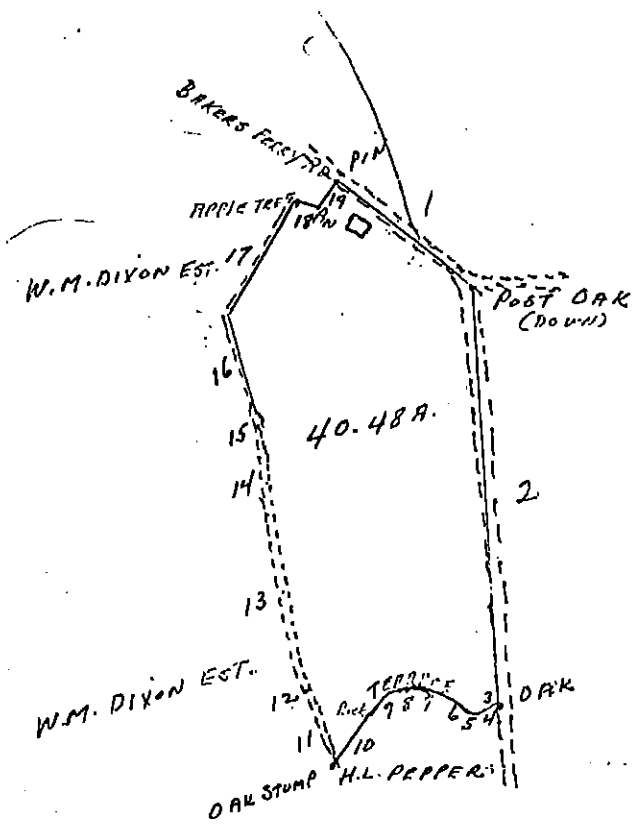
AND THE SAID Grantor will warrant and forever defend the right and title to the said bargained premises unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered  
in the presence of:

Frances M. Dixon (L.S.)  
Gary L. Aston  
Notary Public  
witness: Janice M. Adams (L.S.)

SEAL AFFIXED



No	COURSES	DISTANCES
1	S 34 3/4 E	11.10
2	S 5 1/2 E	24.76
3	S 2 7 W	1.03
4	S 7 2 W	0.73
5	N 7 7 1/2 W	1.33
6	N 5 7 3/4 W	2.33
7	N 8 7 1/2 W	1.92
8	S 6 0 W	1.25
9	S 3 4 3/4 N	1.44
10	S 3 6 W	3.78
11	N 1 6 W	3.51
12	N 3 2 W	2.32
13	N 1 3 1/4 W	9.25
14	N 7 1/2 W	4.99
15	N 3 1/4 E	2.06
16	N 1 8 1/4 W	6.22
17	N 3 0 3/4 E	7.73
18	S 7 6 1/2 E	1.23
19	N 3 3 1/4 E	2.18

The above plat represents a tract of land containing 40.48 acres, located in E. 1st District in Elbert County, Georgia.

Owned by L. H. Dixon.

Scale: 10 chs = 1 in.  
Sept. 22, 1949.

Surveyor: C. B. Stevens  
C. S. E. C. A. P. Stevens Jr.

Filed & recorded Sept. 24, 1949  
Shoemaker  
Clerk.