

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

## **WARRANTY DEED**

GEORGIA, HART COUNTY

THIS INDENTURE, made this 24th day of January in the year Two Thousand Seven, between Douglas Wayne Dickerson, as party of the first part, hereinafter called Grantor, and Donnie Williams, 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, situate, lying and being in the 1112th District, G.M., Hart County, Georgia, containing 105.20 acres, more or less, and more particularly described on a Plat by Lon C. Jones, Surveyor, dated October 14, 1952, recorded at Plat Book 10, Page 125, 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 as that conveyed to Don Dickerson by H.S. Cleveland and Fred W. Cleveland as Executors of the Last Will and Testament of Columbus J. Cleveland by Deed dated October 25, 1952, recorded at Deed Book 61, Page 627, said Clerk's Office.

LESS AND EXCEPT, that portion of subject property containing .70 of an acre, more or less, conveyed to the United States of America by Don Dickerson by Warranty Deed dated December 3, 1956, recorded at Deed Book 66, page 525, said Clerk's Office.

LESS AND EXCEPT, that portion of subject property containing 14.06 acres, more or less, conveyed to Donald C. Greba and Patricia M. Greba by Don Dickerson by Warranty Deed dated May 2, 1974, recorded at Deed Book 122, Page 885, said Clerk's Office.

LESS AND EXCEPT, that portion of subject property containing 1.40 acres, more or less, conveyed to Juanita D. O'Barr by Don Dickerson by Warranty Deed dated April 8, 1985, recorded at Deed Book 173, Page 460, said Clerk's Office.

LESS AND EXCEPT, that portion of subject property containing 41.808 acres, more or less, conveyed to Juanita D. Herring by Louise Powell Dickerson by Warranty Deed dated September 3, 1996, recorded at Deed Book 287, Page 191, said Clerk's Office.

LESS AND EXCEPT, that portion of subject property containing 2.00 acres, more or less, conveyed to Juanita D. Herring by Douglas Wayne Dickerson by Warranty Deed dated June 6, 2006, recorded at Deed Book 559, Page 246, said Clerk's Office.

LESS AND EXCEPT, that portion of subject property containing 2.534 acres, more or less, conveyed to Tracy Preble by Douglas Wayne Dickerson by Warranty Deed dated April 19, 2002, recorded at Deed Book 409, Page 430, said Clerk's Office.

LESS AND EXCEPT, that portion of subject property containing 2.088 acres, more or less, and particularly described on a Plat by Bauknight & Associates, Inc., Surveyors, dated January 19, 2007, and subject property being more particularly described as follows: Beginning at an iron pin located at the most northeasterly corner of the 2.534 acre tract described hereinabove; running thence along said 2.534 acre tract South 63 degrees, 21 minutes, 10 seconds West, 465.65 feet to an iron pin; running thence North 23 degrees, 02 minutes, 45 seconds East, 164.54 feet to an iron pin; running thence North 67 degrees, 08 minutes, 40 seconds East, 334.52 feet to an iron pin; running thence North 87 degrees, 10 minutes, 00 seconds East, 348.28 feet to an iron pin; running thence South 46 degrees, 42 minutes, 00 seconds East, 9.42 feet to a point; running thence South 46 degrees, 42 minutes, 00 seconds East, 25.62 feet to an iron pin; running thence along the boundary of Whispering Creek Subdivision South 42 degrees, 22 minutes, 45 seconds West, 151.36 feet to an iron pin; running thence South 45 degrees, 56 minutes, 20 seconds West, 136.74 feet to an iron pin; running thence South 45 degrees, 56 minutes, 20 seconds West, 64.78 feet to an iron pin; running thence along the boundary of said 2.534 acre tract North 24 degrees, 01 minutes, 05 seconds West, 203.94 feet to the beginning iron pin.

Also conveyed herewith is a perpetual, non-exclusive, 20 foot wide easement for ingress and egress, said easement is particularly shown on plat entitled "Survey for: Juanita D. O'Barr" by Dean H. Teasley, Surveyor, dated December 29, 1984, recorded at Plat Book 2-C, Page 241, said Clerk's Office.

The above described property is conveyed subject to a 20' foot wide ingress-egress easement which is particularly shown and described on a Plat dated March 28, 2002, recorded at Plat Book 2H, Page 251, in said Clerk's Office.

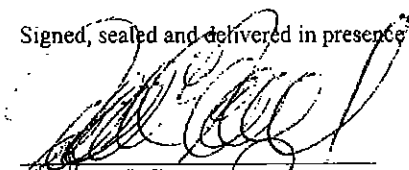
The above described property is further conveyed subject to 20' foot wide ingress-egress easement which is particularly shown and described on a Plat dated May 3, 2006, recorded at Plat Book 2J, Page 265, in said Clerk's Office.

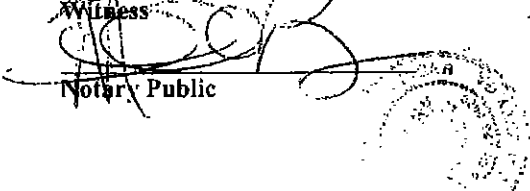
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Douglas Wayne Dickerson (SEAL)

