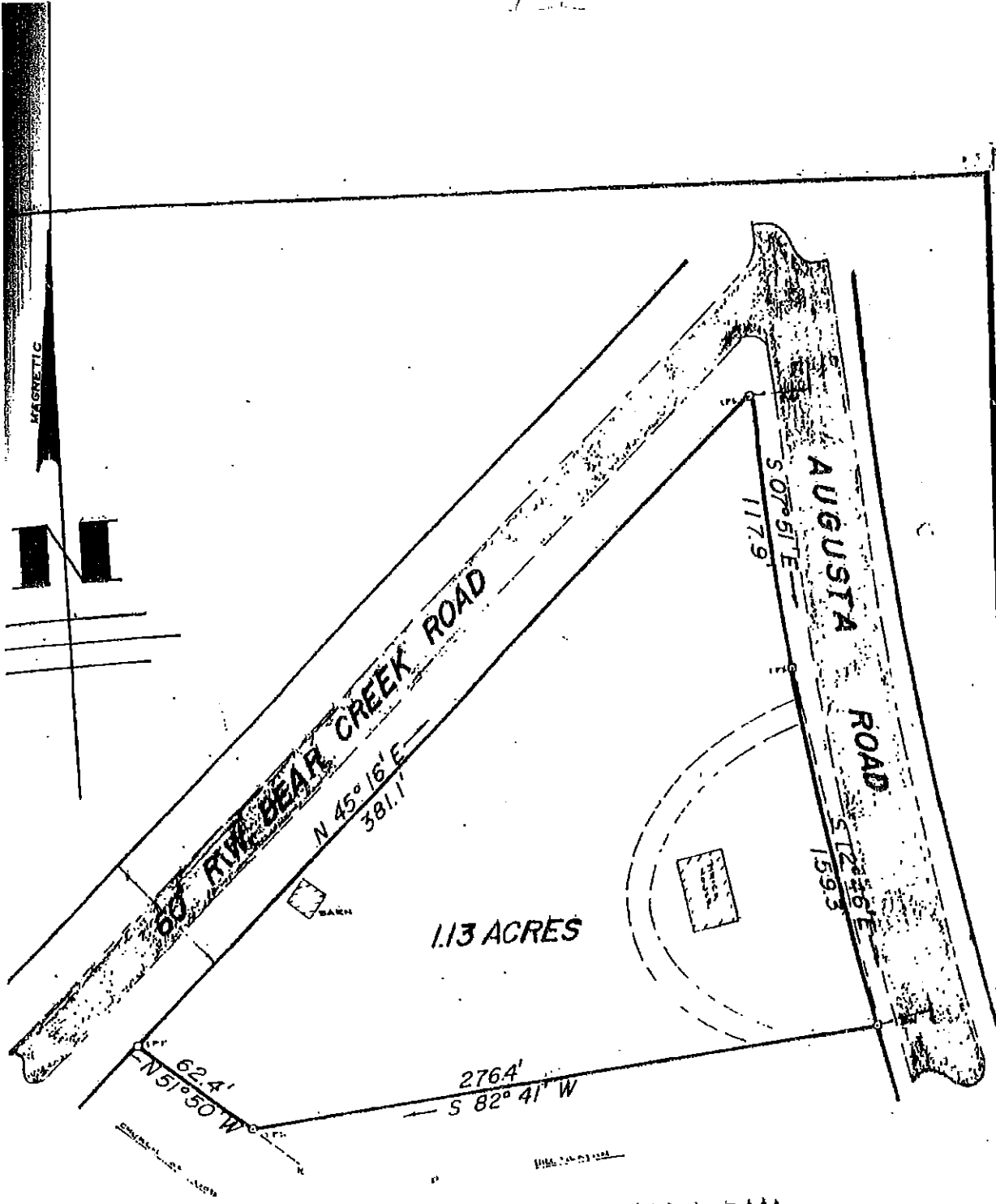




Augusta



MRS. H. H. MAULDIN



NO. _____	REVISIONS _____
BY _____	
DATE _____	
LAND LOT: _____	CC: C.F.
DISTRICT: _____	DRW: C.F.
COUNTY: FRANKLIN CO. GA.	CHKD: _____
SURVEYED: 24 OCT 1969	JOB NO: _____
SCALE: 1" = 50'	FILE NO: _____

Franklin County  
 Clerk Superior Court  
 Record Book  
 in Plat Book  
 Oct. 24, 1969 At 5:50 P.M.  
 James O. De Croy

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE NATIONAL STANDARDS AND REQUIREMENTS OF LAW.

MEMBER GA. ASSN. REG. LAND SURVEYORS



Deed Doc: WD

Recorded 02/14/2007 11:01AM

Georgia Transfer Tax Paid : \$0.00

Clerk Superior Court, FRANKLIN County, Ga.

Bk 00865 Pg 0291

Return to  
Margaret N. Dyal  
Attorney at Law  
PO Box 57  
Lavonia, Georgia 30553

2007 FEB 14 AM 11:01

STATE OF GEORGIA  
COUNTY OF FRANKLIN

Deed

THIS INDENTURE, Made the 5<sup>th</sup> day of February in the year two thousand and seven between Clelland A. Tyson and Tyson & Assoc., Inc. of the County of Franklin, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Brenda Tyson, as party or parties of the second part, hereinafter called Grantee

WITNESSETH that: Grantor for and in consideration of Love and Affection and other 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,

All that tract and parcel of land together with improvements thereon, lying and being in the State of Georgia, County of Franklin, 206<sup>th</sup> District G.M. and with in the corporate limits of the City of Lavonia, containing 1.13 acres being more particularly shown and having the bearings, courses, distances, measurements area, mates and bounds as shown by a plat of survey of the same made by Clelland A. Tyson, Georgia Professional Land Surveyor No. 1515, on the 22<sup>nd</sup> October, 1989, recorded in the Office of the Clerk of the Superior Court of Franklin County, Georgia, in Plat Book 7 at page 31, which said plat and the record thereof are by reference incorporated herein. Said above described lands are bounded as follows: on the Northwest by Bear Creek Road; on the east by Augusta Road ( Georgia Highway 17) on the south by lands of Slaton; and on the southwest by lands of Church of God. Subject to all rights of way for roads, streets and highways, and easements for public utilities, including sewer line in favor of City of Lavonia, Georgia. Being the same tract of land as shown by Deed recorded in Deed Book 177, Page 165, records of Franklin 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.

Clelland A. Tyson  
Clelland A. Tyson (seal)

Tyson & Assoc., INC.

BY: Clelland A. Tyson  
Clelland A. Tyson, President

Corporate seal affixed

Signed, sealed, sealed and delivered in  
presence of  
Notary Public

Witness

