

HART COUNTY
2012 JAN 10 PM 2:44
Conroy
DEPUTY CLERK

RECORDED
BOOK *695* 444-445
DATE *1-10-2012*
FRANKIE GRAY, CLERK

Hart County, Georgia
Fee: \$50.00
1-10-2012

AFTER RECORDING, PLEASE RETURN TO:

Robert F. Leverett, Esq.
25 South Thomas Street
P. O. Drawer 399
Elberton, Georgia 30635-0399

STATE OF GEORGIA)
)
COUNTY OF ELBERT) WARRANTY DEED

THIS INDENTURE, made this 9th day of January, 2012, between FRANCIS J. TRAINOR, by and through John W. Beucler, his duly Authorized Attorney-in-Fact pursuant to a Limited Power of Attorney dated December 31, 2011, recorded in Deed Book 695, at Page 442-443 in the Office of the Clerk of the Superior Court of Hart County, Georgia, of Middlesex County, Massachusetts ("Grantor"); and LEGG FAMILY INVESTMENTS, L.L.C., a Georgia limited liability company with principal office in Hart County, Georgia ("Grantee").

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, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, assign and convey unto Grantee, its successors and assigns, the following described property, to-wit:

All that tract or parcel of land, with improvements thereon, lying and being in the 1112th G.M. District of Hart County, Georgia, in the corporate limits of the City of Hartwell, fronting for a distance of 56.0 feet on South Forest Avenue, more particularly described in a plat of survey prepared by A.P. Stevens, Jr., Surveyor, dated April 11, 1962, recorded in Plat Book 15, at Page 61, in the Office of the Clerk of the Superior Court of Hart County, Georgia, said plat and the recording thereof being expressly by reference incorporated into and made a part of this description.

This property is bounded now or formerly as follows, as shown on said plat: On the Northeast by the right-of-way for the Hartwell Railroad; on the

Southeast by the right-of-way for South Forest Avenue; on the Southwest by property of Marion Vickery; and on the Northwest by property of Maret Gin Co.

This property is the same property described in a Limited and Special Warranty Deed from First Citizens Bank and Trust Company, Inc. to Francis J. Trainor, dated November 30, 2009, recorded in Deed Book 649, at Page 679, in the Office of the Clerk of Superior Court of Hart County, Georgia, said deed being expressly by reference incorporated into and made a part of this description.

John W. Beucler executes and delivers this Warranty Deed on behalf of Francis J. Trainor as his duly authorized Attorney-in-Fact pursuant to a Limited Power of Attorney, dated December 31, 2011, recorded in Deed Book 695, at Page 442-443, in the Office of the Clerk of the Superior Court of Hart County, Georgia, said Limited Power of Attorney being expressly by reference incorporated into and made a part of this description, as if fully set forth 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 Grantee, its successors and assigns, in FEE SIMPLE. And Grantor, his heirs, executors and administrators, the said bargained premises unto Grantee, its successors and assigns, against Grantor, his heirs, executors and administrators, and all and every other person or persons shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

Francis J. Trainor, by John W. Beucler AIF

(SEAL)
FRANCIS J. TRAINOR, by and through John W. Beucler, his duly Authorized Attorney-in-Fact pursuant to a Limited Power of Attorney dated December 31, 2011, recorded in Deed Book 695, at Page 442-443 in the Office of the Clerk of the Superior Court of Hart County, Georgia

Signed, sealed and delivered in the presence of:

Heather Dunnett
Unofficial Witness

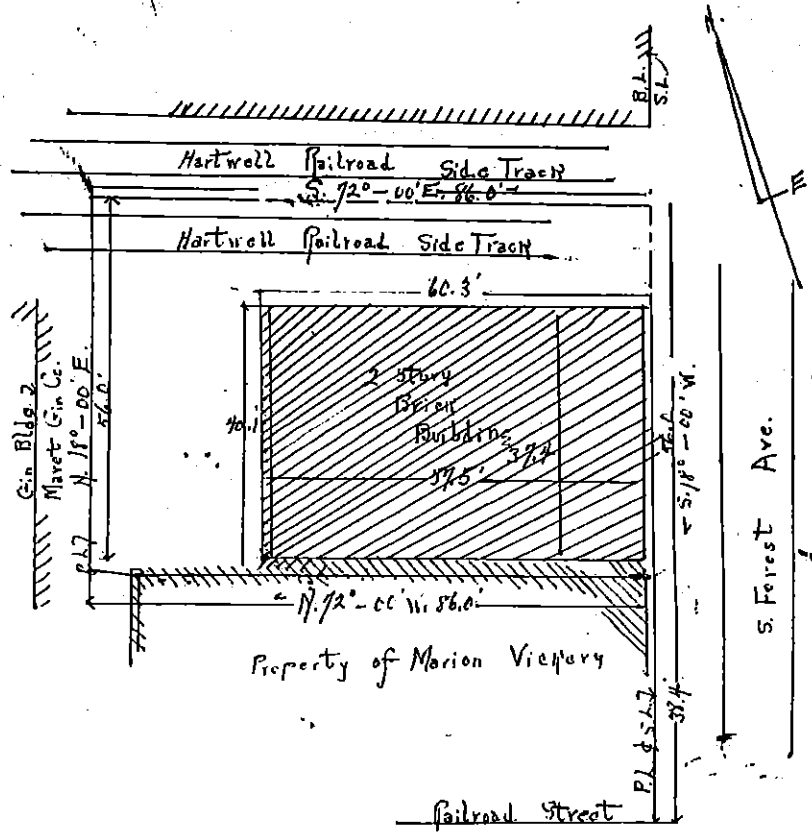
Robert F. Levelet
Notary Public, 5125 County, GA

[NOTARY SEAL AFFIXED]

My Commission Exp. 11/15/12



Server Dan Heather - WORD Docs - Heather's Documents - Real Estate - L. Legg Family LPA, LLC pl Trainor, Warranty Deed.doc



The above plat represents a plot of land and building located in the City of Hartwell, Hart County, Georgia. Reference plat - Deed Book 35, page 560.

Plot for: Elmer + Ben Alford, et al.
 Scale: 1" = 16'
 April 11, 1962

Surveyor: C. P. Stevens, Jr.
 Elberton, Georgia
 (Surveyor's Seal Affixed)

Recorded June 8, 1962
 Anne C. Snow, Deputy Clerk