

STATE OF GEORGIA
FRANKLIN COUNTY

THIS INDENTURE made and entered into on this the 14th day of December, 1989, by and between PAUL PING-TUNG CHANG, a single man, hereinafter referred to as Grantor, and PAULINE M. L. CHANG, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid and the undersigned, and in the further consideration of Grantee entering into a property settlement agreement, the execution and deliver whereof being hereby acknowledged, Grantor has this day give, granted, bargained, sold, conveyed and confirmed and does by these presents give, grant bargain, sell, convey and confirm unto he said Grantee, and unto Grantee's heirs and assigns an undivided one-half interest in and to the following described real estate situated, lying and being in the County of Franklin, State of Georgia, 213th District, G.M., being more particularly described as follows:

Lot Eighty Six (86), Block B, Brittany Harbor South, Section One, according to plat by Clelland A. Tyson, Engineer, Dated NOVember, 1971, recorded in Plat Book 8, Page 56, Franklin County, Georgia Records.

GRANTOR derived title under and by virtue of a Warranty Deed executed on the 19th day of August, 1972, by Lake Investment Corporation, as Grantor, and Paul Ping-Tung Chang and Pauline M. L. Chang, husband and wife, as Grantees, which said deed appears of record in the Office of the Clerk of the Superior Court of Franklin County, Georgia in Book 190, Folio 77.

PROVIDED, however, that this conveyance is hereby made subject to all mortgages, liens, encumbrances and restrictions of record in the Office of the Clerk of Court for Franklin County, Georgia.

TO HAVE AND TO HOLD an undivided one-half interest in and to the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee and unto Grantee's heirs and assigns forever.

GRANTOR hereby covenanting with and representing unto the said Grantee, and Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of an undivided one-half interest in and to the lot or parcel of land above described, except for all mortgages, liens and encumbrances of record; except for ad valorem taxes; and except for easements, rights of way and restrictions of record; that Grantor has a good and lawful right to sell and convey the same as aforesaid and that Grantor will warrant and define the title to same unto the said Grantee, and unto Grantee's heirs and assigns, forever, except as to said taxes, the above described easements, rights of way and restrictions of record.

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

WITNESSES TO THE SIGNATURE
OF GRANTOR:

Paul Ping-Tung Chang (SEAL)
PAUL PING-TUNG CHANG

Mary J. Gilroy
Witness
Myra L. Latham
Witness

Franklin County, Georgia
Real Estate Transfer Tax 1.00
Paid
Date January 10, 1990
James R. Perry
Clerk of Superior Court