

613

WARRANTY DEED

Paid \$ -0-

Date October 18, 1978

H. GRADY WATSON

Clerk of Superior Court

By Margaret J. Jarrett

From:

Nellie M. Jarrett

October 18, 1978

Grantor

Date

To: Mary Alice J. Segars

Natural Love & Affection

Grantee

Consideration

GEORGIA, Hall COUNTY.

This WARRANTY DEED made on the above date between the above grantor and the above grantee.

WITNESSETH: That the grantor for and in consideration of the above sum in hand paid at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged, and other good and valuable considerations, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the grantee the tract of land hereinafter described.

TO HAVE AND TO HOLD the tract 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 grantee, his heirs and assigns, forever, in Fee Simple.

AND THE grantor for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the grantee, his heirs and assigns, against the claims of all persons whomsoever.

Where same is more appropriate herein, the singular denotes the plural in number and the masculine denotes the feminine and neuter in gender.

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

Signed, Sealed and Delivered in the presence of:

Handwritten signature of Notary Public

Notary Public

Handwritten signature of Nellie M. Jarrett

(Seal)

(Seal)

THE TRACT OF LAND HEREBY CONVEYED IS DESCRIBED AS FOLLOWS

All that tract or parcel of land lying and being in said State and county, and being more fully described as follows: BEGINNING at a rock on the Gainesville to Gillsville Road and running along said road South 88 West 1250 feet to a stake and rock; thence South 16 1/2 East 1143 feet to a rock; thence South 40 1/2 West 970 feet to a rock on the creek; thence South 31 1/2 East 266 feet; thence South 31 West 191 feet; thence South 7 1/2 East 214 feet; thence South 64 1/2 East 220 feet to a rock; thence North 57 3/4 East 189 feet to a rock; thence South 78 1/2 East 162 feet to a rock; thence North 65 East 398 feet to a rock; thence South 81 1/2 East 439 feet to a rock; thence North 4 1/2 East 2400 feet to the beginning corner, and containing 65 1/2 acres, and known as Lot no. 1 of the subdivision of the A. Bryan Estate, as shown by a plat dated December 3, 1937, and made by C. L. Newton, C. E.

Being the same property as described in deed from Frank Bryan, Exr. of the Estate of A. Bryan, Dec. to W. I. Martin and J. Hurst Jarrett, as shown recorded in Book 77, page 397, Clerk's Office, Hall Superior Court.

Grantor and grantee are the only heirs at law of J. Hurst Jarrett who died in estate on October 3, 1957 and that no administration was administered on the estate.

Excluded from this tract is approximately three (3) acres deeded to grantee by grantor previously. Reference is hereby made to a Warranty Deed from W. I. Martin to J. Hurst Jarrett as shown recorded in Deed Book 93, page 471, Clerk's Office, Hall Superior Court, on October 23, 1943.

Clerk's Office, Hall Superior Court.

Filed for record at 4:00 P.M., October 18, 1978

Recorded in Deed Book 672 Page 613, October 19, 1978

H. Grady Watson, Clerk

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