

BK 7695 PG 474

HALL COUNTY, Georgia
Real Estate Transfer Tax

FILED
HALL CO., GA

Paid \$ 0

16 MAY -6 PM 12:42

Date 5/6/16

CHARLES BAKER, CLERK
SUPERIOR STATE COURT

Charles Baker
Superior Court Clerk

By ER

BY ER

PT61 069-2016-002982

TRUSTEE'S DEED

008849

Return to
SMITH, GILLIAM, WILLIAMS & MILES, P A
P O BOX 1098
GAINESVILLE, GEORGIA 30503

STATE OF GEORGIA,

COUNTY OF HALL.

THIS INDENTURE made this 4th day of May, 2016, between
THOMAS M. HENSLEY, JR. AS TRUSTEE OF THE JOE S. HATFIELD, JR. RESIDUARY TRUST, Party of the
First Part, and CARRIE M. HATFIELD of Hall County, Georgia, Party of the Second Part.

WITNESSETH:

That said Party of the First Part by virtue of the power and authority granted to him as Trustee,
having full power and authority to make the within conveyance;

NOW THEREFORE, for and in consideration of Ten Dollars and other good and valuable
consideration, the Party of the First Part does hereby grant, assign and convey unto the Party of the Second
Part, her heirs and assigns all the right, title and interest in the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND, SITUATED, LYING AND BEING IN LAND LOT 74, 10TH LAND
DISTRICT, BARK CAMP MILITIA DISTRICT, HALL COUNTY, GEORGIA, ON THE SOUTH OR SOUTHEAST SIDE
OF WHAT IS KNOWN AS THE COCHRAN ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin located on the Southeast side of the right-of-way of Cochran Road at a
point where Cochran Road intersects the original Land Lot Line between Land Lot 73 and Land Lot
74, dividing the Bark Camp Militia District from the Ford Militia District and dividing the property
herein conveyed from property of Riley Allison; thence along the Southeast side of the right-of-
way of Cochran Road N 3° 07' W 200 feet to a point; thence along the Southeast side of the right-
of-way of Cochran Road N 3° 40' W 217 feet to an iron pin at the property of Charlie G. Cochran;
thence along the property line of Charlie G. Cochran S 80° 42' E 314.3 feet to an iron pin; thence
along the property line of Charlie G. Cochran N 6° 04' E 196.5 feet to an iron pin on the Southeast
side of the right-of-way of Cochran Road; thence along the Southeast side of the right-of-way of
Cochran Road N 75° 19' E 482 feet to a point; thence along the Southeast side of the right-of-way
of Cochran Road N 51° 26' E 230 feet to a point; thence along the Southeast side of the right-of-
way of Cochran Road N 35° 30' E 500 feet to a point; thence along the Southeast side of the right-

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of-way of Cochran Road N 52° 20' E 500 feet to a point; thence along the Southeast side of the right-of-way of Cochran Road N 23° 26' E 300 feet to a point; thence along the Southeast side of the right-of-way of Cochran Road N 57° 45' E 200 feet to an iron pin at the Northwest corner of property of Hugh Frederick; thence along the property line of Hugh Frederick S 0° 32' E 634.1 feet to an iron pin; thence along the property line of Lawton Peck S 1° 25' W 933.5 feet to an iron pin; thence along the Stowers property line S 7° 06' E 403.6 feet to an iron pin at the corner common to Land Lot 73, Land Lot 74, Land Lot 81 and Land Lot 82; thence along the South boundary of Land Lot 74 and the District Line between Bark Camp Militia District and Ford Militia District N 88° 40' W 1961.7 feet to the beginning iron pin corner on the Cochran Road; containing 45.27 acres.

The above property is the same property shown in a plat prepared by Farley-Collins & Associates on December 14, 1967, and the description as shown by said plat is incorporated by reference herein. Said plat is recorded in Plat Book 39, page 10, Hall County Deed Records.

LESS AND EXCEPT 1.76 acres of land as shown in a deed from Joe S. Hatfield to Robert Ford Pinson, Jr. and Victoria Joy Pinson as recorded in Deed Book 792, Page 201, Hall County, Georgia Deed Records. Reference to said deed is incorporated herein by reference for a more full and complete description of said property.

This is the same property as shown in a deed from Dr. C. A. Blount, Jr. to Joe S. Hatfield as recorded in Deed Book 362, Pages 508-509; and in the Executors Deed recorded in Deed Book 6557, pages 665-667, Hall County, Georgia Deed Records. Reference to said deeds and the record thereof are incorporated herein by reference for a more full and complete description of said property.

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 any wise appertaining to the only proper use, benefit and behoof of the said party of the second part, her heirs, successors and assigns forever, IN FEE SIMPLE.

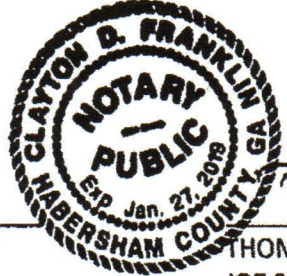
IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered this 4th day of May 2016, in the presence of:

[Signature]

Witness NOTARY PUBLIC

[Signature]
Notary Public WITNESS



[Signature] (SEAL)

THOMAS M. HENSLEY, JR. TRUSTEE OF THE JOE S. HATFIELD, JR. RESIDUARY TRUST