

021014

000340

GEORGIA HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 4996
PAGE(S) 346-347 THIS 9
DAY OF June 20 04 AT 4:06 pm
DWIGHT S. WOOD, CLERK BY mm
21655, 32323

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 50.00
Date 6/19/04
DWIGHT S. WOOD
Clerk Superior Court
By mm

AFTER RECORDING PLEASE RETURN TO:

Hulsey, Oliver & Mahar
P. O. Box 1457
Gainesville, GA 30503
ATTENTION: Jane A. Range

WARRANTY DEED

GEORGIA, HALL COUNTY:

This deed made by and between Larry C. Savage and Janie M. Savage, Grantor, and Robert E. Hennig, Jay Rosenheck, Susan Rosenheck, Mary H. Brown, and William T. Brown Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee,

See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**, and the Grantor **WARRANTS** the title to the same against the lawful claims of all persons whomever.

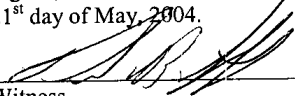
Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

CS
JMS

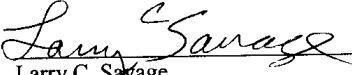
000341

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and affixed their seals
this 21st day of May, 2004.

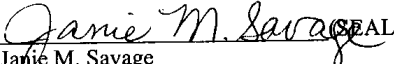
Signed, sealed and delivered this
21st day of May, 2004.



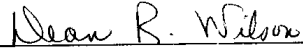
Witness



Larry C. Savage (SEAL)



Jamie M. Savage (SEAL)



Notary Public

My Commission Expires:
01-01-05

JAR/vmt/9908/T5110B/W074559



Exhibit "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying in or being in land lot 30, 9th land district, Hall County, Georgia, being more particularly described as follows;

000342

Beginning at a 1/2" crimped top pin found, (1/2" C.T.F.) located on the easterly right-of-way, (R/W) of Tribble Gap Road, being located 50 feet from said road centerline and being further located North 37 degrees 51 minutes 23 seconds West for a distance of 922.90 feet from the most northeast R/W intersections of Tribble Gap Road and State Route No. 365;

THENCE North 01 degrees 54 minutes 08 seconds West for a distance of 20.64 feet along said easterly R/W of Tribble Gap Road to a point;

THENCE North 01 degrees 28 minutes 24 seconds East for a distance of 42.68 feet along said R/W to a 1/2" C.T.F.;

THENCE South 80 degrees 23 minutes 29 seconds East for a distance of 585.45 feet leaving said R/W to a 3/4" open top pin found;

THENCE South 80 degrees 22 minutes 26 seconds East for a distance of 135.47 feet to appoint being the TRUE POINT OF BEGINNING;

THENCE South 80 degrees 22 minutes 26 seconds East for a distance of 588.98 feet to an axle found;

THENCE North 32 degrees 51 minutes 44 seconds East for a distance of 872.54 feet to a 1/2" rebar pin found, (1/2" R.B.F.) being located on the southwest bank of Hagen Creek;

THENCE South 53 degrees 11 minutes 59 seconds East for a distance of 86.56 feet along said southwest bank of Hagen Creek and continuing along said bank as follows;

THENCE South 38 degrees 48 minutes 01 seconds East for a distance of 46.72 feet to a point;

THENCE South 12 degrees 32 minutes 00 seconds East for a distance of 54.78 feet to a point;

THENCE South 01 degrees 00 minutes 14 seconds East for a distance of 34.36 feet to a point;

THENCE South 26 degrees 15 minutes 20 seconds East for a distance of 46.78 feet to a point;

THENCE South 56 degrees 47 minutes 26 seconds East for a distance of 29.11 feet to a point;

THENCE South 72 degrees 02 minutes 55 seconds East for a distance of 33.61 feet to a point;

THENCE South 21 degrees 57 minutes 59 seconds East for a distance of 34.92 feet to a point on said southwest bank of Hagen Creek and the northwest R/W of State Route No. 365, a.k.a. U.S. No. 23, said point being located 250 feet from said centerline of said highway;

THENCE South 53 degrees 06 minutes 58 seconds West for a distance of 358.95 feet along said highway and parallel with said centerline to a concrete monument found, (C.M.F.);

THENCE South 26 degrees 30 minutes 03 seconds West for a distance of 111.87 feet along said R/W of State Route No. 365 to a C.M.F. being located 200 feet from said centerline of said highway;

THENCE South 53 degrees 06 minutes 46 seconds West for a distance of 650.09 feet along said R/W and parallel with said centerline to a 1/2" R.B.F.;

THENCE North 36 degrees 49 minutes 58 seconds West for a distance of 30.26 feet leaving said R/W to a 1/2" R.B.F.;

THENCE North 80 degrees 24 minutes 57 seconds West for a distance of 429.26 feet to a 1/2" R.B.F.;

THENCE North 09 degrees 37 minutes 34 seconds East for a distance of 255.74 feet to a point being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 7.47 acres more or less.

*cc
jms*