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LAW OFFICES
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Gainesville, GA 30503
Telephone (404) 534-7700HALL COUNTY, Georgia
Real Estate Transfer TaxPaid \$ 100.00Date April 16, 1992

DWIGHT S. WOOD

Clerk of Superior Court

By Margaret S. Jones**WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF HALL

This Indenture made this 31st day of March, in the year One Thousand Nine Hundred Ninety-Two, between WILLIAMS TRANSPORT CO., INC., of the County of HALL, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MARVIN R. COX and LILLIAN H. COX, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed; and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 51 of the 8th Land District of Hall County, Georgia containing 4.00 acres and being more particularly described according to a plat entitled "Plat for Marvin R. and Lillian H. Cox", dated March 31, 1992, prepared by Cross, Floyd & Associates and recorded at Plat Slide 134, page 182A, Hall County Plat Records.

This is a portion of the property conveyed to Williams Transport Company, Inc. by virtue of a warranty deed from Dan P. Cobb and Mrs. Estelle Cobb Adams, dated June 11, 1988 and recorded at deed book 992, page 259, Hall County Deed Records.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel 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 said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Blair A. Whaley
Witness

By:

Tony D. Williams
TONY D. WILLIAMS, PRESIDENT

By:

Notary Public



Pd. c. D. J. & W.
C K # 3929

Georgia, Hall County, Clerk Superior Court
(Corporate Seal) Filed in office this 16 day of April
19 92 at 2:15 P.M. Recorded in Book 1250
Page 274 this 17 day of April, 19 92
Dwight S. Wood
DWIGHT S. WOOD, Clerk

Property Description
PIN 08051 001022 – Tract 2

A tract or parcel of land situated in Land Lot 51, 8th District, Hall County, Georgia, and being more particularly described as follows:

COMMENCING at the northerly point of the mitered intersection of the southern right-of-way of Thurmon Tanner Parkway (variable right-of-way) and the eastern right-of-way of Plainview Road (variable right-of-way) at a ½" rebar set; Thence, along said right-of-way of Thurmon Tanner Parkway on a bearing of North 77 degrees 24 minutes 50 seconds East for a distance of 369.22 feet to a ½" rebar set; Thence, leaving said right of way on a bearing of South 29 degrees 50 minutes 48 seconds East for a distance of 156.60 feet to a 1" square bar found; Thence, on a bearing of South 27 degrees 11 minutes 59 seconds East for a distance of 236.18 feet to a 1" pipe found; Thence, on a bearing of North 63 degrees 54 minutes 41 seconds East for a distance of 110.81 feet to a concrete monument found along the right of way of I-985 (variable right-of-way); Thence, along said right of way I-985 on a bearing of South 54 degrees 19 minutes 31 seconds West for a distance of 464.67 feet to a ½" rebar found; Said point also being the POINT OF BEGINNING.

Thence, from the POINT OF BEGINNING on a bearing of South 53 degrees 58 minutes 12 seconds West for a distance of 35.68 feet to a concrete monument found along the eastern right of way of Plainview Road (variable right-of-way);

Thence, leaving said right of way of I-985 and continuing along said right of way of Plainview Road on a bearing of North 60 degrees 40 minutes 24 seconds West for a distance of 82.29 feet to a concrete monument found;

Thence, on a bearing of North 26 degrees 00 minutes 11 seconds West for a distance of 208.32 feet to a ½" rebar set;

Thence, on a bearing of North 66 degrees 25 minutes 55 seconds East for a distance of 10.00 feet to a ½" rebar set along the western right of way of Plainview Rd a.k.a. Old Oakwood Road (variable right-of-way);

Thence, leaving said right of way of Plainview Road and continuing along said right of way of Plainview Rd a.k.a. Old Oakwood Road on a bearing of South 40 degrees 57 minutes 35 seconds East for a distance of 278.81 feet to a ½" rebar found; Said point being the POINT OF BEGINNING.

The herein described tract or parcel of land contains 0.257 acre of land more or less. The above described property is subject to any and all easements, encumbrances and or land restrictions of record. And as shown on survey by S.A. Gaskins & Associates, LLC. issued on 05/01/25 and shown as Tract 2.