

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
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Book 7480 Page(s) 674-691
Charles Baker, Clerk By LR

Please return to:
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CAROL CLARK LAW
6075 LAKE FORREST DRIVE, STE 200
ATLANTA, GEORGIA 30328
File: 201501R004

000674

003005

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 450.00

Date 2-19-15

Charles Baker
Superior Court Clerk

By LR

PT61 069-2015-001007

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this 17th day of February, 2015 between
MARY J. DEATON,
as party or parties of the first part, hereinafter called Grantor, and
PATRICIA C. DAVIS,
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 DOLLARS (\$10.00) 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 353, 7th Land District, Hall County, Georgia, being Lot 19 of Brogdon Garrett Subdivision, also known as Hall County Tax Parcel # 7353-001029, formerly known as that tract or parcel of land lying and being in Land Lot 353, 7th Land District, Gwinnett County, Georgia, being Lot 19 of subdivision of property of Frank Brogdon, Grover Garrett, and W. Rowe, according to plat and survey by H. L. Dunahoo, Barrow County Surveyor, May 28, 1956, said plat being recorded in Plat Book F, Page 296, Gwinnett County, Georgia Records, and being more particularly described as follows:

BEGINNING at a point on the westerly side of a country road serving said subdivision at a line between Lot 18 and Lot 19, and running thence southwesterly along the line of Lot 18, a distance of 200 feet to a point at the property line of U.S. Government (said property line being the same as shown on Buford Dam and Reservoir Tract B-274); thence north 30 degrees west along said U.S. Government line a distance of 50 feet to a point on the line between Lot 20 and Lot 19; thence northeasterly along the line of Lot 20 a distance of 200 feet to a point on the westerly side of said road; thence southeasterly along said road a distance of 50 feet to the POINT OF BEGINNING; being the same property commonly known as 6164 Lake Lanier Heights Road, Buford, Georgia 30518 according to the current system of addresses in Hall County, Georgia; being the same property conveyed by Executor's Deed from Mary J. Deaton as Executrix of the Estate of Winfred H. Deaton to Mary J. Deaton, dated January 29, 1991, and recorded at Deed Book 1559, Page 267, Hall County, Georgia Records.

THIS CONVEYANCE is made subject to all easements, covenants and restrictions of record.

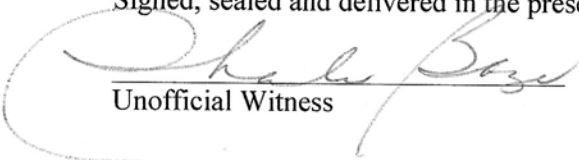
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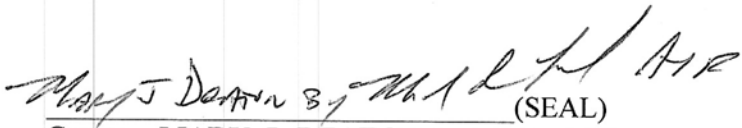
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

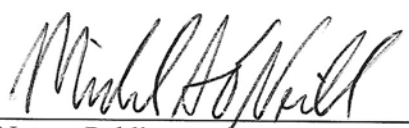
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence of:


Unofficial Witness

 (SEAL)
Grantor- **MARY J. DEATON** by **MICHAEL RAY FOWLER**, her Attorney-in-Fact pursuant to the Durable Financial Power of Attorney attached as Exhibit "A" and incorporated herein by reference.


Notary Public

