

BOOK 744 PAGE 34 1910

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LAMAR COUNTY, GA. SUPERIOR COURT
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NOV 15 2010 AT 10:00 AM
DEED BOOK 744 PAGES 34-35

ROBERT F. ABBOTT, CLERK
LAMAR COUNTY, GEORGIA
TRANSFER TAXES
Paid \$ 388
Date NOV 15 2010
C. B. Bennett
Deputy Clerk of Superior Court

WARRANTY DEED

STATE OF GEORGIA

PT-61 085-2010-000660

COUNTY OF SPALDING

FILE # 101101

This Indenture made this 12TH day of November, 2010, between CHRISTOPHER MCCOOK, as party or parties of the first part, hereinafter called Grantor, and BRENDA GARNER, 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 considerations 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 Lots 31 and 34 of the Seventh Land District of Lamar County, Georgia, containing 2.00 acres, together with all improvements thereon, lying on the northwestern side of Old Alabama Road and being more particularly described upon a certain plat of survey entitled "Property Survey for J. Danny Faulkner", prepared by Thomas A. Thornton, GA RLS No. 1856, dated February 16, 1987, and recorded in Plat Book 13, Page 361, Lamar County, Georgia, Superior Court Records. Said plat, together with the metes, bounds, courses and distances shown thereon, is hereby incorporated into and made a part of this description as if set out fully herein. This is the same property which was conveyed unto Lewis Hubert by warranty deed from J. Danny Faulkner dated March 4, 1998, and recorded in said deed of records.

Included on the above-described property is a 1993 Merit Mobile Home, VIN FLHMLCP2858770A and B, which have been permanently attached to the aforesaid property.

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.