

PLEASE RETURN TO:

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2004 JUL 19 PM 4: 15
BOOK 958 PAGE 303-304
DEBRA M. ADAMS, CLERK
WHITE COUNTY, GA

White County, Georgia
Real Estate Transfer Tax
Paid \$ 24.00
Date 7-19-2004
Debra M. Adams
Clerk of Superior Court

WARRANTY DEED

GEORGIA, WHITE COUNTY

THIS INDENTURE, made this 16th day of July in the year of our Lord Two Thousand Four (2004), between **KENNETH B. ROSS** and **PATRICIA M. ROSS**, Grantor, and **HEWITT J. DUPONT** and **ALLENE S. DUPONT, TRUSTEES OF THE ALLENE S. DUPONT REVOCABLE TRUST, DATED MARCH 17, 2004**, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS 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 Grantees,

AS SHOWN ON EXHIBIT "A" ATTACHED

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

Wherever 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.

In witness whereof, the Grantor has hereunto set his hand and affixed his seal the day and year above written.

Signed, sealed and delivered in the presence of:

Demita A. Maids
Witness

Kenneth B. Ross (SEAL)
KENNETH B. ROSS, Grantor

Phonda L. Bright
Notary Public
My Commission Expires: 01-13-07

Patricia M. Ross (SEAL)
PATRICIA M. ROSS, Grantor

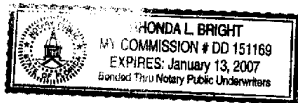


EXHIBIT "A"

All that tract or parcel of land, lying and being in Land Lot 48 of the 4th Land District of White County, Georgia, and being designated as Lot 7 of Adair's Mill, Phase I, as shown by a plat of survey prepared by Hubert Lovell, Registered Land Surveyor, dated December 6, 1985, revised January 31, 1986 and March 7, 1986, recorded in Plat Book 16, Page 262, Office of the Clerk of Superior Court, White County, Georgia, and being more particularly described as follows:

Beginning at a point, the same being a corner common to Lots 7, 8 and 33 on the above-referenced plat of survey, and the same being the intersection of the centerline of the old Charlie Poland Road with the centerline of a private roadway; thence North 61 degrees 35 minutes West 505.5 feet to an iron pin; thence North 39 degrees 06 minutes East 230.0 feet to an iron pin; thence South 62 degrees 03 minutes East 428.9 feet to a point in the center of old Charlie Poland Road; thence along and with the center of said road the following courses and distances:

South 21 degrees 30 minutes West 57.0 feet; South 17 degrees 26 minutes West 59.1 feet; South 16 degrees 38 minutes West 58.0 feet and South 24 degrees 32 minutes West 58.3 feet to the point of beginning, containing 2.45 acres, more or less.

Grantors reserve unto themselves and their assigns a sixty (60) foot roadway and utility easement, the centerline of which being the centerline of the private roadway delineated on the above-referenced plat of survey.

Also conveyed herein is a one-fourteenth (1/14) undivided interest in the well lot located on Lot 9 on the above-referenced plat of survey, along with an easement for the installation, use and maintenance of water lines from said well lot to the above-described property, said easement being confined to the 60-foot private roadway easement reserved by Grantors on the above-referenced plat of survey.

Also conveyed herein in a non-exclusive right of ingress and egress over and through the private roadway as delineated on the above-referenced plat of survey.

Subject to those Protective Covenants, dated February 5, 1986, recorded in Deed Book 11, Page 140, as amended, Office of the Clerk of Superior Court, White County, Georgia.

RBR, PML