

Form No. 213 WARRANTY DEED (Short Form)

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORDof 9:05 AM 7-28-92Recorded in Book 157 Page 287this 28th day of July 1992

CURTIS CHAPPELL, CLERK

STATE OF GEORGIA, County of DAWSONThis INDENTURE, Made this 18th day of July in the
Year of Our Lord One Thousand Nine Hundred and Ninety-two betweenMIKE CASTLEBERRYof the State of Georgia and County of Forsyth of the first part, andSTACY MCGHEEof the State of Georgia and County of Forsyth of the second part,

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00)--- Dollars,
in hand paid, at and before the sealing and delivery of these presents, the receipt of which
is hereby acknowledged, ha^s granted, bargained, sold and conveyed, and by these presents
do es grant, bargain, sell and convey unto the said part Y of the second part, her
heirs and assigns, ~~with that tract or parcel of land lying and being in~~

All that tract or parcel of land lying and being in Land Lot 489 of the South
Half of the 13th District, 1st Section of Dawson County, Georgia, containing 4
acres, shown on a plat prepared for Stacy McGhee by Richard J. Webb, Ga.
Registered Surveyor, dated June 9, 1992, a copy of which is recorded in Plat
Book 23, page 19, Dawson County Deed Records, to which recorded
plat this reference is made for a more particular description and described
according to the same as follows:

BEGINNING at an axle located at the northeast original corner of Land Lot 489;
thence along the east original line of said land lot S 02-50-25 W 278.33 feet
to an iron pin on said original line; thence leaving the original line S 82-54-
00 W 721.50 feet to an iron pin on the east right-of-way of Goodson Road (a 40
foot right-of-way); thence along said right-of-way, following the curvature
thereof, N 01-30-12 E 109.64 feet and N 04-22-05 W 85.69 feet to a point on
said right-of-way at property now or formerly owned by Mike Castleberry; thence
leaving the right-of-way and following the Castleberry line S 88-40-43 E 345.59
feet to an iron pin; thence N 02-46-36 E 194.50 feet to a point on the north
original line of Land Lot 489; thence along said original line S 87-51-21 E
378.75 feet to the point of beginning.

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 part Y of the second part, her
heirs and assigns, forever, in Fee Simple.

AND THE SAID part Y of the first part, for himself, his heirs,
executors and administrators, will warrant and forever defend the right and title to the above
described property, unto the said part Y of the second part, her heirs and assigns,
against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part Y of the first part ha^s hereunto set his
hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public

Commission expires: 4-4-95Date notarized: 7-25-92Mike Castleberry (Seal)

Mike Castleberry (Seal)

(Seal)

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAXPAID \$ 98.00DATE 7-28-92CURTIS CHAPPELL, CLERK
SUPERIOR COURT