

760

STATE OF GEORGIA, County of Dawson

THIS INDENTURE, Made this \_\_\_\_\_ day of August in the  
Year of Our Lord One Thousand Nine Hundred and Seventy Seven between

WYNELLE BENNETT

of the State of Georgia and County of Dawson of the first part, and

EARL MARSHAL and LILLIE MAE MARSHAL

of the State of Georgia and County of Dawson of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said part ies of the second part, their heirs and assigns, all that tract or parcel of land Land Lots 23, and 39 of the 13th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING begin at a point common to Land Lots 37, 37.85 and 86; thence running in a Northerly direction along the Easterly line of Land Lot 38, a distance of One Thousand Two Hundred Ninety Five and ten-hundredths (1295.10) feet to an iron pin corner; thence running in a Westerly direction a distance of One Thousand Eighty and one-tenths (1280.1) feet to a rock corner; thence running North 01° 48' East a distance of Four Hundred Twenty Seven and three-tenths (427.3) feet to a gravel road; and the TRUE POINT OF BEGINNING:

FROM THE TRUE POINT OF BEGINNING; running in a Southerly direction along the center of a driveway, a distance of Four Hundred Twenty Seven and three-tenths (427.3) feet to a rock corner; thence continuing in a southerly direction and following the Westerly line of Land Lot 38 which is also the Easterly line of Land Lot 39, a distance of Two Hundred Ninety Eight and seven-tenths (298.7) feet to a point; thence running in a Westerly direction a distance of Thirty (30.0) feet to a point; thence running in a Northerly direction and parallel to the Westerly line of Land Lot 38 which is also the Easterly line of Land Lot 39, a distance of Seven Hundred Twenty Six (726.0) feet to a point on the southerly side of a gravel road; thence running in an Easterly direction along the Southerly side of said gravel road a distance of Thirty (30.0) feet to the point of beginning.

This instrument is given for the purpose of granting to the grantees a private roadway into their property. They are authorized to relocate the fence line as it now exists to be re-placed to the westerly side of the above conveyance.

For a more particular description of said conveyance, reference is made to a plat of survey made by Wilson M. Price, Registered Land Surveyor, dated July 21, 1977 and as recorded in Deed Book 6 Page 229, Dawson County, Georgia Records.

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD

11:10 A.M. 8-9-77  
Recorded in Book 40 Page 741  
JUL 11 1977  
JUL 11 1977  
JUL 11 1977

Dawson County, Georgia  
Earl Marshal Transfer Tax  
Paid \$ 1.00  
Date 8-9-77  
Ralph M. Price  
Clerk of Superior Court

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 ies of the second part, their heirs and assigns, forever, in Fee Simple.

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

IN WITNESS WHEREOF, the said part y of the first part has s hereunto sether hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

John Smith

Wynne Bennett (Seal)

John Smith (Seal)

John Smith (Seal)

NOTARY PUBLIC, State of Georgia, My Commission Expires April 30, 1980

WARRANTY DEED (Long Form)		TO		FROM	
GEORGIA, County of		Clerk's Office, Superior Court		Filed for Record at o'clock	
19		19		Folio	
Recorded in Deed Book		Clerk		19	