

After recording, return to:
Donald W. Hansford, PC
P O Box 1376
Watkinsville, GA 30677

RECORDED
16-0 494
3-8-05
CLERK OF SUPERIOR COURT
OGLETHORPE COUNTY, GA

FILED
755
Geneva H. Stamey

000652

Oglethorpe County, Georgia
Real Estate Transfer Tax
Paid \$ 70.00
Day 3-8-05
Geneva H. Stamey
Clerk of Superior Court

STATE OF GEORGIA

COUNTY OF OCONEE

EXECUTOR'S DEED

THIS INDENTURE is made as of the 4th day of March, 2005, between J. P. Smith, as Executor of the last will and testament of **FLORENCE SMITH a/k/a Mrs. Albert Smith** (hereinafter referred to as the "Deceased"), late of Oglethorpe County, Georgia (hereinafter referred to as "Grantor") and **MILLSTONE GROUP, a Georgia general partnership** (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in Item 3 of the will of the Deceased, it having been duly probated and recorded in the Court of Probate of Oglethorpe County, Georgia and pursuant to Final Order allowing private sale of property of the estate issued at the January 2005 Term of said Court), for and in consideration of the sum of Ten Dollars (\$10) 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 Grantee, all that tract or parcel of land lying and being in the 237th District of Oglethorpe County, Georgia (hereinafter referred to as the "Land"), as more particularly described as follows:

All that certain tract or parcel of land lying and being in Glade District, Oglethorpe County, Georgia, containing twenty five (25) acres, more or less, and known as the N. C. Gunter home place, having the following metes and bounds according to survey made by W. A. Broach in March, 1920, Beginning at black gum corner on public road N 49 ½ E 24.65 chains to iron pin; thence S 41 E 9.68 chains to iron pin; thence S 13 ½ E 0.58 chains to corner; thence S 51 ½ W 26.00 chains to pin on public road; thence N 21 W 9.57 chains along road to beginning corner. Adjoining lands of N. A. Hobs on the South, H. N. Sorrow on the East; and lands of Millard Mathews on the North and West. This being the same property conveyed to Mrs Albert Smith from W. M. Martin by Warranty Deed dated January 9, 1943, and recorded at Deed Book 3-

PIAT BOOK A 323 Pg 9

G, page 449, in the Office of the Clerk of Superior Court of Oglethorpe County, Georgia.

LESS AND EXCEPT: All that tract or parcel of land, containing 0.19 acre, more or less, situate, lying and being in the 237TH District, G. M. of Oglethorpe County, Georgia, and being particularly shown and described as .19 ACRE according to a plat of survey entitled "Survey for John Reynolds," dated January 30, 1992, prepared by Piedmont Surveying Company, Sherald G. Sharp, Georgia Registered Surveyor, and being recorded at Plat Book 14, page 425, in the Office of the Clerk of Superior Court of Oglethorpe County, Georgia, which said plat and the record thereof are by reference incorporated herein for a more complete description of the property herein conveyed.

FURTHER LESS AND EXCEPT: All that tract or parcel of land, containing 3.64 acres, more or less, situate, lying and being in the 237th District, G. M. of Oglethorpe County, Georgia, and being particularly shown and described as 3.64 ACRES according to a plat of survey entitled "Survey for John Reynolds," dated March 29, 1996, prepared by Piedmont Surveying Company, Sherald G. Sharp, Georgia Registered Surveyor, and being recorded at Plat Book 16, page 550, in the Office of the Clerk of Superior Court of Oglethorpe County, Georgia, which said plat and the record thereof are by reference incorporated herein for a more complete description of the property herein conveyed.

TO HAVE AND TO HOLD the 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 Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

EXECUTED under seal as of the date above.

signed, sealed and delivered
in the presence of:

GRANTOR:
ESTATE OF FLORENCE SMITH

Peggy J. Cook
Unofficial Witness

By: *J. P. Smith*
J. P. SMITH, Executor as aforesaid

Stacey Martin
Notary Public

Commission Expiration Date:
(NOTARIAL SEAL)



000820

WARRANTY DEED

133

Oglethorpe County

THIS INDENTURE, Made this 10 day of May in the year of our Lord One Thousand Nine Hundred and ninety-four (1994) between Jack L. Huff and James D. Ingram of the State of Georgia and County of Athens-Clarke of the first part, and Millstone Group, a Georgia general partnership of the State of Georgia and County of Athens-Clarke of the second part,

WITNESSETH: That the part ies of the first part, for and in consideration of the sum of **TEN (\$10.00) Dollars and other good and valuable consideration** DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the part y of the second part, its heirs and assigns,

All that tract or parcel of land situate, lying and being in the 237th District G.M. Oglethorpe County, Georgia bounded on the North by property now or formerly of Albert Smith, Millard Mathews, J. P. Smith, Sr., G.M. Turner; bounded on the east and southeast by Millstone Creek; bounded on the south by land now or formerly of Poole and Lester Mathews lands; bounded on the west by Point Peter and Vesta Road also known as County Road 209 and by the property now or formerly of Millard Mathews, containing One Hundred Seventy-Nine (179) acres more or less and being more fully described in a plat of same recorded in Plat Book 1, page 156, Office of the Clerk, Superior Court, Oglethorpe County, Georgia.

LESS AND EXCEPT all that tract or parcel of land containing 2.94 acres more or less known as J. P. Smith, Jr. Homeplace and being more fully described in a plat entitled "Survey for J. P. Smith or Syble Smith" dated April 11, 1990, by Thomas R. Paul, Registered Land Surveyor and recorded in Plat Book 14, page 47, Office of the Clerk, Superior Court, Oglethorpe County, Georgia to which reference is hereby made for a more complete description.

Oglethorpe County, Georgia Real Estate Transfer Tax Paid \$ 57.20 Date 5-19-94 Kila M. Watson Clerk of Superior Court

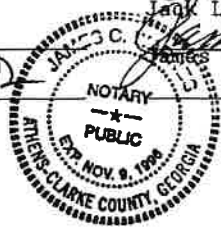
FILED IN OFFICE 1994 MAY 19 PM 4:42 Kila M. Watson CLERK OF SUPERIOR COURT OGLETHORPE COUNTY

TO HAVE AND TO HOLD the bargained premises, together with all and singular the rights, members and appurtenances, thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the part y of the second part, its heirs and assigns forever, IN FEE SIMPLE.

And the part ies of the first part, for their heirs and executors and administrators will warrant and forever defend the right and title to the above described property unto the part ies of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The part ies of the first part have hereunto set their hands and affixed their seal, the day and year above written.

Signed, sealed and delivered in the presence of Jack L. Huff (SEAL) James D. Ingram (SEAL) Witness: J. C. Wares (SEAL) Notary Public

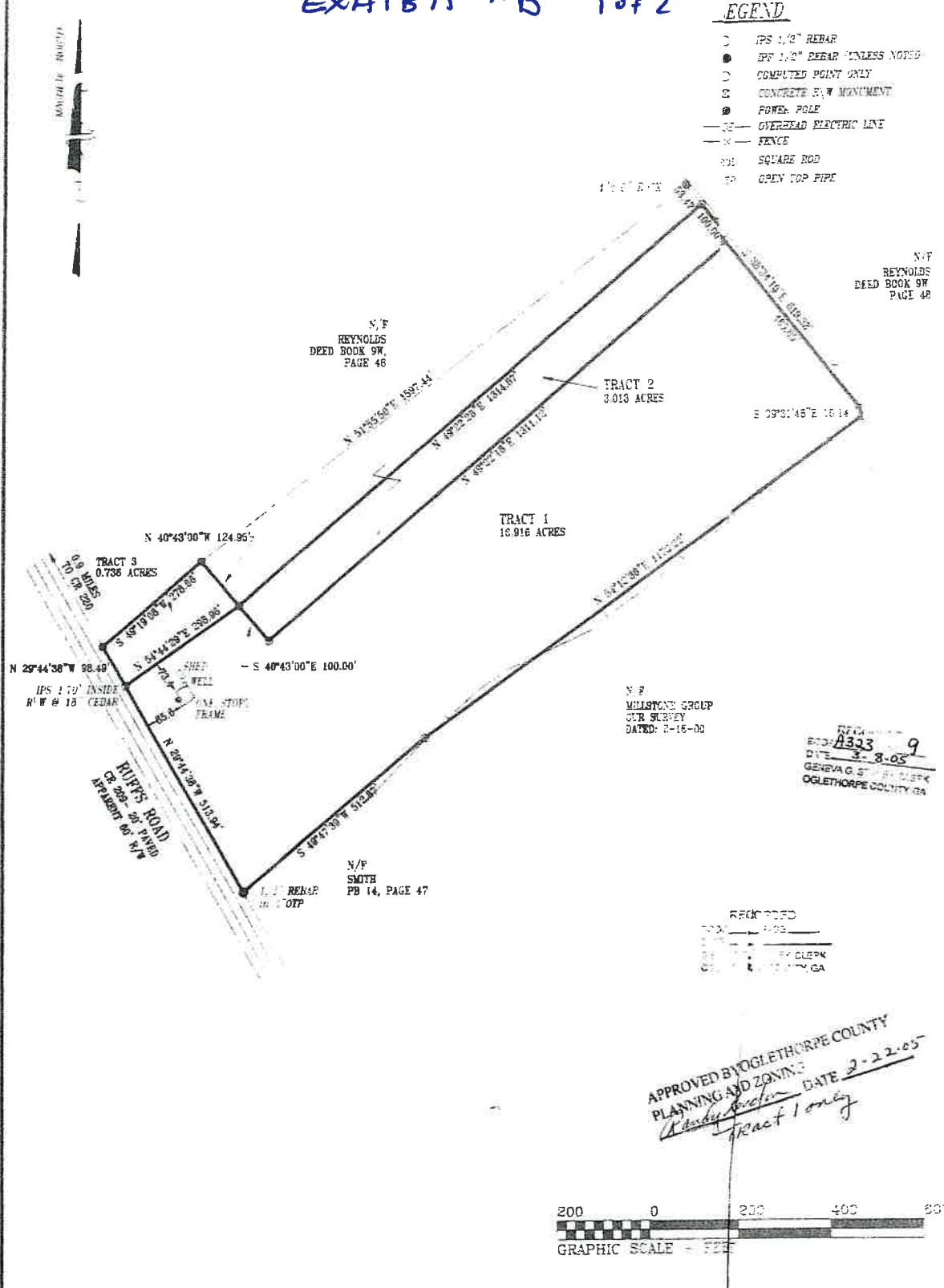


RECORDED BOOK 9-J PAGE 133 DATE 5-20-94 CLERK OF SUPERIOR COURT

EXHIBIT "B" 1 of 2

LEGEND

- IPS 1.2" REBAR
- IPP 1.2" REBAR (UNLESS NOTED)
- COMPUTED POINT ONLY
- CONCRETE S.W. MONUMENT
- ⊙ POWER POLE
- OVERHEAD ELECTRIC LINE
- FENCE
- SQUARE ROD
- OPEN TOP PIPE



N/F
REYNOLDS
DEED BOOK 9W
PAGE 48

N/F
REYNOLDS
DEED BOOK 9W,
PAGE 48

TRACT 1
16.916 ACRES

TRACT 2
3.013 ACRES

TRACT 3
0.736 ACRES

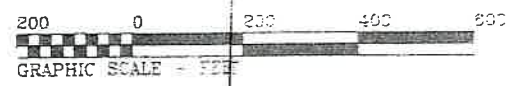
N/F
MILLSTONE GROUP
C/SR SURVEY
DATED: 7-15-00

RECORDED
BOOK A323 9
DATE 3-8-05
GENEVA G. STUBBS, CLERK
OGLETHORPE COUNTY, GA

N/F
SMITH
PB 14, PAGE 47

RECORDED
BOOK 405
PAGE 10
BY CLERK
DATE 7-15-00

APPROVED BY OGLETHORPE COUNTY
PLANNING AND ZONING
Handwritten signature
DATE 2-22-05
Tract 1 only



NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 6393 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 607,784 FEET.

GEORGIA
Handwritten signature: Brett Chandler
BRET CHANDLER
SURVEY NOT VALID WITHOUT ORIGINAL BLACK INK SIGNATURE

MILLSTONE GROUP	
BRETT CHANDLER & ASSOCIATES	

35023

EXHIBIT "B" 2 of 2

