

See covenant & restrictions recorded
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012803

BOOK 274 PAGE 105
BEN R. FREEMAN
ATTORNEY AT LAW
P.O. BOX 252
SOUTH COURT SQUARE
GREENVILLE, GEORGIA 30222

WARRANTY DEED WITH
RIGHT OF SURVIVORSHIP

STATE OF GEORGIA, COUNTY OF MERIWETHER:

THIS INDENTURE, made this 27th day of October, 1988, between

ROYCE RICHARDSON & MARTHA MASK RICHARDSON

of the County of Fayette, State of Georgia,
hereinafter referred to as "Grantor S", and

JOHN DAVID RICHARDSON & ANN HAYES RICHARDSON

of the County of Fayette, State of Georgia hereinafter referred to as "Grantees".

WITNESSETH, That the said Grantor S for and in consideration of the love and

affection they have for their son and daughter-in-law-----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 said Grantees, as tenants in common, for and
during their joint lives, and upon the death of either of them, then to the survivor of them in fee
simple, together with every contingent remainder and right of reversion, and to the heirs and
assigns of said survivor, the following described property, to wit:

All that tract or parcel of land situate, lying and being in Land
Lots Nos. 74, 75 and 87 of the Tenth Land District of Meriwether
County, Georgia, and containing fifty-five (55) acres, more or
less, and being on the Northwest side of Haralson Road, and
bound, now or formerly, as follows: NORTH by Thomas and Joseph
Murphy, and by John W. and Marion R. Dodds; SOUTHEAST by the
Northwest right of way of Haralson Road; SOUTH by Johnny R. Rowe;
and WEST by John S. Murphy.

Meriwether County, Georgia

Real Estate Transfer Tax

Paid \$ 0

Date 11-1-88

Louise J. Harrett

Clerk of Superior Court

MERIWETHER COUNTY, GA.
FILED AND RECORDED
'88 Nov 1 AM 11 01
Louise J. Harrett
CLERK SUPERIOR COURT

TO HAVE AND TO HOLD the said tract 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 Grantees, as tenants in common, for and during their joint
lives, and upon the death of either of them, then to the survivor of them in fee simple, together
with every contingent remainder and right of reversion and to the heirs and assigns of said
survivor.

And the said Grantor for themselves, their heirs, executors and
administrators will warrant and forever defend the right and title to the above described property,
unto the said Grantees, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said Grantor S have hereunto set their hand s and affixed
their seal s the day and year first above written.

Signed, sealed and delivered in the presence of:

Becky G. Catrett

UNOFFICIAL WITNESS

Royce Richardson (SEAL)
Royce Richardson
Martha Mask Richardson (SEAL)
Martha Mask Richardson

Ben R. Freeman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-1-89
(NOTARY SEAL)
DATE OF NOTARIZATION: 10-31-88

(SEAL)