

a point; and thence North 67° 30' East 48 feet to a point on the West margin of Edmond Fortenberry Road) present right of way width unknown), said point also being the East line of said Land Lot 47; and running thence South 00° 43' East and along said East Land Lot Line 602 feet to a point marked by a rock corner found and being the common corner of said Land Lots 47, 48, 61 and 62 and the point of beginning, and all in accordance with that certain plat of survey by Bruce Hunt, Surveyor for Dale Davenport, dated June, 1983, and which is incorporated herein by reference and made a part of this description.

TRACT THREE

All that tract or parcel of Land Lying and Being Land Lot 62 and 63 of the 10th District, 1st Section of Union County, Georgia containing 0.40 acres, more or less, and more particularly described as follows:

BEGINNING at an iron pin set in the West right of way line of Mulkey Gap Road, at a branch being the line between the property herein described and the property of J.P. Payne; thence North along the West right of way line of Victory Church Road six courses and distances along the West right of way line of Victory Church Road as follows: North 4° 22' West 123.1 feet, North 5° 07' West 147.8 feet, North 9° 56' West 89.5 feet, North 22° 09' West 87.7 feet, North 35° 42' West 88.1 feet, and North 49° 50' West 93.5 feet to the fence line; thence South along a fence line five courses and distances to the centerline of the branch as follows: South 20° 16' East 113.1 feet, South 44° 40' East 115.5 feet, South 12° 31' West 202.1 feet to the creek; thence South 72° 27' East 78.2 feet along the centerline of the branch to the point of beginning.

All three Tracts being the same property conveyed by Warranty Deeds recorded at Deed Book 136, Page 107, Deed Book 143, Page 503 and Deed Book 144, Pages 29-30, Union County Georgia Deed records.

UNION COUNTY TAX MAP/PARCEL NUMBER: 057034

NOTE: This instrument has been prepared solely from information given to the preparer by the parties hereto. No Examination of title to the property was requested or conducted by the preparer. The preparer has not been requested to verify the accuracy of the description or quantity of land described here in. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described herein.

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 Grantee, forever, in **FEE SIMPLE**.

042