

Please return to:  
O'KELLEY & SOROHEAN, LLC  
272 W. HANCOCK AVE.  
SUITE 300 ATHENS, GA 30601  
File # 2541AC



Deed Doc: WD  
Recorded 12/27/2007 01:16PM  
Georgia Transfer Tax Paid : \$90.00

MICHELLE H. STRICKLAND  
Clerk Superior Court, MADISON County, Ga.  
0952007006804  
Bk 01077 Pg 0121

STATE OF GEORGIA  
COUNTY OF ATHENS-CLARKE

**WARRANTY DEED**

THIS INDENTURE made this 21st day of December, 2007, between

**JOHN T. BRUNSON,**

as party or parties of the first part, hereinafter called Grantor, and

**JOHN J. COX and HEATHER N. COX,**  
as joint tenants with rights of survivorship,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE 382ND GMD, MADISON COUNTY, GEORGIA, CONSISTING OF 0.915 OF AN ACRE, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHERN EDGE OF THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 72, ALSO KNOWN AS THE ATHENS-ELBERTON ROAD, SAID PIN BEING 305 FEET FROM THE CENTER LINE OF COUNTY ROAD 260 (THE HARDMAN DRAKE ROAD); THENCE ALONG THE SOUTHERN EDGE OF THE RIGHT OF WAY OF SAID GEORGIA HIGHWAY 72, NORTH 66 DEGREES 35 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 286.20 FEET TO AN IRON PIN; THENCE SOUTH 50 DEGREES 05 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 147.92 FEET TO AN IRON PIN LOCATED ON THE NORTHERN EDGE OF THE 100 FOOT RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE ALONG THE NORTHERN EDGE OF THE SEABOARD COASTLINE RAILROAD RIGHT OF WAY, SOUTH 70 DEGREES 56 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 398.54 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 18 MINUTES 11 SECONDS EAST, FOR A DISTANCE OF 111.30 FEET TO THE POINT OF BEGINNING.

SAID TRACT IS MORE PARTICULARLY SHOWN AND DELINEATED ON A PLAT OF SURVEY FOR FRED AGNEW PREPARED BY LANDMARK ENGINEERING CORPORATION, CERTIFIED BY J.R. HOLLAND, GEORGIA REGISTERED LAND SURVEYOR NO. 1087, DATED JANUARY 19, 1989, AND RECORDED IN PLAT BOOK 26, PAGE 248, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF MADISON COUNTY, GEORGIA.

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 Grantee forever in FEE SIMPLE.

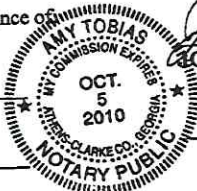
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of \_\_\_\_\_ (Seal)

*John J. Brunson*  
JOHN T. BRUNSON

*Marcia King*  
Witness  
*Amy Tobias*  
Notary Public



\_\_\_\_\_ (Seal)