

Return Recorded Document to:  
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|  |                                  |
|--|----------------------------------|
| State of Georgia<br>Wayne County   | Clerk's Office<br>Superior Court |
| File No. <u>115228</u>   |                                  |
| I certify that the within instrument of writing was filed for record at <u>4:37</u> o'clock <u>P.</u> M., this <u>13</u> day of <u>August</u> , 20 <u>10</u> |                                  |
| and duly recorded in book <u>525</u>   |                                  |
| Deeds, folio <u>136</u> the <u>13</u> day of <u>August</u> , 20 <u>10</u>  |                                  |
| <u>Stetson Bennett</u><br>Clerk, Superior Court, Wayne Co., Ga.  |                                  |
| 151-8010-000766  |                                  |

Wayne County, Georgia  
Real Estate Transfer Tax

Paid \$ 85.00  
Date August 13, 2010  
Stetson Bennett  
Clerk of Superior Court

LIMITED  
WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WAYNE

FILE #: RE-10-372

THIS INDENTURE made this 13th day of August, 2010, between Branch Banking and Trust Company of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Lowell Mallard 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 AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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.

All of that certain tract or parcel of land, containing 1.437 acres, situated, lying and being in and a part of original Land Lot No. 27 in the Third Land District of originally Appling, now Wayne County and in the City of Jesup, Georgia, and more particularly described as follows: For point of reference, commence at the point where the northwestern boundary of Sunset Boulevard intersects the southwestern boundary of U.S. Highway 341 (SR 27); running thence North 68 degrees 42 minutes 52 seconds west along the southwestern boundary of said highway a distance of 100 feet to an iron rod, which is the POINT OF BEGINNING; running thence North 68 degrees 42 minutes 52 seconds west along the southwestern boundary of said highway a distance of 292.98 feet to an iron pipe; running thence south 01 degree 00 minutes 00 seconds east a distance of 421.61 feet to a concrete monument; running thence south 04 degrees 41 minutes 56 seconds east a distance of 50 feet to a concrete monument running thence north 21 degrees 23 minutes 15 seconds east a distance of 235.73 feet to a point; running thence south 68 degrees 43 minutes 13 seconds east a distance of 112.50 feet to a corner post; running thence north 20 degrees 47 minutes 14 seconds east a distance of 199.33 feet to the point of beginning.

LESS AND EXCEPT All that certain tract or parcel of land situate, lying and being in Land Lot 27 of the Third Land District, of originally Appling, now Wayne County, Georgia, containing 0.299 acres, more or less, and being shown more particularly on that certain plat prepared by Quillie E. Kinard, Jr., C.R.L.S. Number 1572, dated March 25, 2003, and recorded in the Office of the Clerk of Superior Court, Wayne County, Georgia, in Plat Book 41, Page 181.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named grantor.

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

Signed, sealed and delivered in presence of:

Branch Banking and Trust Company

Stephanie A. Canady  
Witness  
Notary Public

Cindy L. McGoldrick  
OFFICER: Cindy L. McGoldrick  
ATTEST: Cindy L. McGoldrick

