

RN

After Recording, Return To:
Zack A. Rice
Boling, Rice, McGruder, Barron & Beaudin
P.O. Box 244
Cumming, Georgia 30028
#51,717

Doc ID: 001502190002 Type: GLR
Filed: 01/14/2005 at 04:10:05 PM
Fee Amt: \$187.00 Page 1 of 2
Transfer Tax: \$175.00
Forsyth, GA
Douglas Sorrells Clerk Superior Ct
BK 3648 PG 351-352

STATE OF GEORGIA

COUNTY OF FORSYTH

TRUSTEE'S DEED

THIS INDENTURE is made as of JANUARY 14, 2005, between **Donald Glover, Pete Bennett and H.H. Boles**, as Trustees for **Brandywine Community Club**, an Unincorporated Association (hereinafter referred to as "Grantor") and **Bobby F. Bagley** (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).

W I T N E S S E T H:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10. 00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

All that tract or parcel of land lying and being in Land Lot 691 and 750 of the 2nd District, 1st Section of Forsyth County, Georgia, and being .78 ± acres, as shown on a plat of survey for Brandywine Baptist Church and Brandywine Community Clubhouse Property, dated December 3, 2002, as surveyed by Rodney H. Reese, Georgia Registered Surveyor, which plat describes said property more particularly as follows:

To find the Point of Beginning, start at a point where the north right of way of McFarland Road intersects the west land lot line of Land Lot 691; thence proceeding along the west line of Land Lot 691 North 00 degrees 14 minutes 35 seconds West a distance of 164.06 feet; thence leaving the Land Lot Line South 89 degrees 43 minutes 00 seconds East a distance of 307.36 feet to a point, which is the TRUE POINT OF BEGINNING; thence South 89 degrees 43 minutes 00 seconds East a distance of 121.64 feet; thence South 00 degrees 03 minutes 00 seconds East a distance of 12.75 feet; thence South 02 degrees 51 minutes 13 seconds East a distance of 200.19 feet; thence South 21 degrees 31 minutes 00 seconds West a distance of

41.02 feet to a point on the North right of way of McFarland Road; thence along the right of way of McFarland Road North 71 degrees 00 minutes 28 seconds West a distance of 112.12 feet; thence continuing along the right of way North 75 degrees 07 minutes 15 seconds West a distance of 81.58 feet, which point is the center of an existing driveway; thence leaving the right of way North 12 degrees 17 minutes 51 seconds East a distance of 205.26 feet to a point which is the TRUE POINT OF BEGINNING. Said tract is depicted as the .78± acre tract on the within described plat.

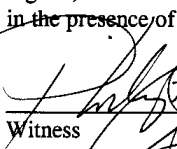
Subject to an easement for the purpose of ingress and egress from McFarland Road northward to the subject property and property owned by the Trustees of Brandywine Missionary Baptist Church along an existing asphalt driveway as shown on the within described plat.

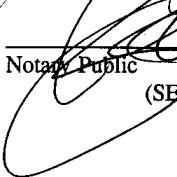
TO HAVE AND TO HOLD, the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title of the above described property unto Grantee and Grantee's heirs and assigns against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:



Witness


Notary Public
(SEAL)






(SEAL)
Donald Glover, Trustee



(SEAL)
Pete Bennett, Trustee



(SEAL)
H.H. Boles, Trustee

After Recording, Return To:
Zack A. Rice
Boling, Rice, McGruder, Barron & Beaudin
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(770) 887-3162


Doc ID: 001502200002 Type: GLR
Filed: 01/14/2005 at 04:11:15 PM
Fee Amt: \$134.00 Page 1 of 2
Transfer Tax: \$122.00
Forsyth, GA
Douglas Sorrells Clerk Superior Ct
BK **3648** PG **353-354**

STATE OF GEORGIA

COUNTY OF FORSYTH

LIMITED WARRANTY DEED

THIS INDENTURE is made as of JANUARY 14, 2005, between **CLAUDE H. TURNER** (hereinafter referred to as "Grantor") and **AVERY T. HOWELL** (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).

W I T N E S S E T H:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10. 00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

All that tract or parcel of land lying and being in Land Lot 81 of the 2nd District, 1st Section of Forsyth County, Georgia, being Unit 107-600 of Colony 400 Office Park, a Condominium, as shown on floor plans and plat recorded in the Condominium File 97-2, Clerk's Office, Forsyth County Superior Court, such property being part of certain property shown on a plat of survey by Richard Webb, Ga. RLS No. 2507, entitled "Colony 400 Office Park. A Condominium," dated October 2, 1997, revised November 24, 1997, recorded in Plat Book 51, page 272, Clerk's Office, Forsyth County Superior Court, which condominium file and condominium plat and records thereof are incorporated herein for a more complete description of the property herein described.