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Winder

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R95-1019

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF BARROW

Barrow County, Georgia  
Notary Public  
1995  
JOSE H. DRUCK  
Clerk of Superior Court

This indenture made this 18th day of October, in the year One Thousand Nine Hundred Ninety-Five, between Gerald M. Watson and Charles Dean Watson, and Sara Jean Watson Pollock, of the County of Barrow, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Mary Ann Childers, 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 00/100 (\$10.00) Dollars 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 that tract or parcel of land lying and being in the 243rd District G.M., State of Georgia, County of Barrow, City of Winder, and being more particularly described and delineated according to a plat and survey prepared by W. T. Dunahoo and Associates, Inc., certified by W. T. Dunahoo, Georgia Registered Surveyor No. 1577, dated October 16, 1995, entitled "Closing Plat for Mary Ann Childers," said plat being of record in the Office of the Clerk of Superior Court for Barrow County, Georgia in Plat Book 45, page 214; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

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 day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*  
NOTARY PUBLIC  
RICHARD B. RUSSELL, JR., N.P.  
NOTARY PUBLIC, BARROW COUNTY, GEORGIA  
MY COMMISSION EXPIRES JUNE 29, 1998

*[Signature]* (Seal)  
Gerald M. Watson  
*[Signature]* (Seal)  
Charles Dean Watson  
*[Signature]* (Seal)  
Sara Jean Watson Pollock  
Sara Jean Watson Pollock  
(Seal)

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