

GEORGIA, BLECKLEY COUNTY
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BOOK 326 PAGE 196-198
Wendy Hines, Deputy
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BLECKLEY SUPERIOR COURT

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DIANNE BROWN, CLERK
BLECKLEY SUPERIOR COURT~~

Return To: Phillips and Phillips
Attorneys at Law
P.O. Box 192
Cochran, Georgia 31014

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BLECKLEY

This Indenture made this 16th day of February, in the year Two Thousand Seven, between JOHN ROBERT PHILLIPS and LEO LAMAR PHILLIPS, JR., of the County of Bleckley, State of Georgia, as party or parties of the first part, hereunder called Grantor, and CITY OF COCHRAN, a Georgia Municipal Corporation, 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 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 Land Lot 145 of the 21st Land District of Bleckley County, Georgia, and in the City of Cochran, being known and designated as certain streets in the Wood Oak Subdivision, namely being Live Oak Drive, a portion of Willow Drive, and a portion of Pine Hill Drive,

TRACT ONE:

Tract one consists of a portion of Willow Drive and is more particularly described as follows: BEGIN at an iron pipe at the intersection of the easterly right of way of Pine Hill Drive with the southerly right of way of the Frank Cook Road; and thence run north 85 degrees 53 minutes 50 seconds east a distance of 340.06 feet to an iron pipe; thence run north 84 degrees 50 minutes 41 seconds east a distance of 331 feet to an iron pipe at the intersection of the westerly right of way of Willow Drive with the southerly right of way of the Frank Cook Road; thence run south 02 degrees 52 minutes 32 seconds east a distance of 213.41 feet to an iron pipe; thence run south 02 degrees 52 minutes 32 seconds east a distance of 28.7 feet to an iron pipe; thence run south 21 degrees 33 minutes 44 seconds west a chord distance of 182.08 feet; thence run south 46 degrees 00 minutes west a distance of 7.86 feet to an iron pipe; and thence run south 46 degrees 00 minutes west a distance of 390 feet to an iron pipe at the intersection of the northeast right of way of Pine Hill Drive with the northwest right of way of Willow Drive; thence run south 44 degrees 00 minutes east a distance of 49.96 feet to an iron pipe at the intersection of the northeast right of way of Pine Hill Drive with the southeast right of way of Willow Drive; thence run north 46 degrees 00 minutes east a distance of 370 feet to an iron pipe; thence run north 46 degrees 05 minutes 06 seconds east a distance of 27.83 feet to a point; thence run north 37 degrees 15 minutes 16 seconds east a chord distance of 82.12 feet to a point; thence run north 18 degrees 22 minutes 45 seconds east a chord distance of 95 feet to a point; thence run north 02 degrees 41 minutes 13 seconds east a chord distance of 52.35 feet to a point;

thence run north 02 degrees 52 minutes 32 seconds west a distance of 243.8 feet to an iron pipe at the location of the southerly right of way of the Frank Cook Road with the easterly right of way of Willow Drive; and thence run south 85 degrees 11 minutes 34 seconds west a distance of 50.03 feet to an iron pipe and the point of beginning of the street herein described.

TRACT TWO:

Tract two herein describes Live Oak Drive in the Wood Oak Subdivision and said street being more particularly described as follows: BEGIN at an iron pipe at the intersection of the easterly right of way of Pine Hill Drive with the southerly right of way of the Frank Cook Road; and thence run north 85 degrees 53 minutes 50 seconds east a distance of 340.06 feet to an iron pipe; thence run north 84 degrees 50 minutes 41 seconds east a distance of 331 feet to an iron pipe; thence run north 85 degrees 11 minutes 34 seconds east a distance of 50.03 feet to an iron pipe; and thence run north 85 degrees 11 minutes 34 seconds east a distance of 330 feet to an iron pipe at the intersection of the southerly right of way of the Frank Cook Road with the westerly right of way of Live Oak Drive; thence run south 04 degrees 48 minutes 26 seconds east a distance of 198 feet to a point; thence run south 09 degrees 44 minutes 03 seconds east a chord distance of 100 feet to a point; thence run south 19 degrees 28 minutes 51 seconds east a chord distance of 97.83 feet to a point; thence run south 24 degrees 18 minutes 02 seconds east a distance of 250 feet to an iron pipe at the intersection of the northwest right of way of Pine Hill Drive with the southwest right of way of Live Oak Drive; thence run north 67 degrees 49 minutes 48 seconds east a distance of 50 feet to an iron pipe; thence run north 24 degrees 18 minutes 02 seconds west a distance of 251.86 feet to a point; thence run north 21 degrees 01 minute 12 seconds west a chord distance of 60.87 feet to a point; thence run north 12 degrees 21 minutes 12 seconds west a chord distance of 100 feet to a point; thence run north 05 degrees 53 minutes 03 seconds west a chord distance of 20 feet to a point; thence run north 04 degrees 48 minutes 26 seconds west a distance of 198 feet to an iron pipe at the intersection of the southerly right of way of the Frank Cook Road with the easterly right of way of Live Oak Drive; thence run south 85 degrees 11 minutes 34 seconds west a distance of 50 feet to the point of beginning of the street herein described.

TRACT THREE:

Tract three herein describes a portion of Pine Hill Drive in the Wood Oak Subdivision. Said street being more particularly described as follows: BEGIN at an iron pipe at the intersection of the easterly right of way of Pine Hill Drive with the southerly right of way of the Frank Cook Road; thence run north 85 degrees 53 minutes 50 seconds east a distance of 340.06 feet to an iron pipe; thence run north 84 degrees 50 minutes 41 seconds east a distance of 331 feet to an iron pipe; thence run north 85 degrees 11 minutes 34 seconds east a distance of 50.03 feet to an iron pipe; thence run north 85 degrees 11 minutes 34 seconds east a distance of 330 feet to an iron pipe located at the intersection of the southerly right of way of the Frank Cook Road with the westerly right of way of Live Oak Drive; thence run south 04 degrees 48 minutes 26 seconds east a distance of 198 feet to a point; thence run south 09 degrees 44 minutes 03 seconds east a chord distance of 100 feet; thence run south 19 degrees 28 minutes 51 seconds east a chord distance of 97.83 feet to a point; thence run south 24 degrees 18 minutes 02 seconds east a distance of 250 feet to an iron pipe and the point of beginning of the portion of Pine Hill Drive herein described; thence run south 67 degrees 49 minutes 48 seconds west a distance of 141 feet to a point; thence run south 67 degrees 33 minutes 08 seconds west a chord distance of 5.54 feet to a point; thence run south 62 degrees 11 minutes 37 seconds west a chord distance of 100 feet to a point; thence run south 51 degrees 33 minutes 33 seconds west a chord distance of 109.52 feet to a point; thence run south 46 degrees 00 minutes west a distance of 220 feet to a point; thence run south 44 degrees 00 minutes east a distance of 50 feet to an iron pipe in the southeast right of way of Pine Hill Drive; thence run north 46 degrees 00 minutes east a distance of 220 feet to a point; thence run north 49 degrees 58 minutes 42 seconds east a chord distance of 71.5 feet to a point; thence run north 60 degrees 53 minutes 38 seconds east a chord distance of 124.44 feet to a point; thence run north 67 degrees 49 minutes 48 seconds east a distance of 191 feet to a point; thence run north 24 degrees 18 minutes 02 seconds west a distance of 50 feet to a point in the northerly right of way of Pine Hill Drive; and thence run south 67 degrees 49 minutes 48 seconds west a distance of 50 feet to an iron pipe and the point of beginning of the street herein described.



It is the intention of this instrument to dedicate for public use the above right of ways being 50 feet in width for the above named streets.

The above dedicated streets were accepted by the City Council of the City of Cochran at a duly constituted meeting on the 15th day of February, 2007.

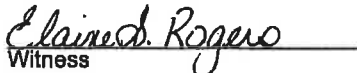
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantors 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, Grantors have hereunto set grantors' hand and seal this day and year first above written.


_____(L.S.)
JOHN ROBERT PHILLIPS

_____(L.S.)
LEO LAMAR PHILLIPS, JR.

Signed, sealed and delivered
in the presence of:



Witness



Notary Public,
County of Bleckley
My Commission Expires 5-17-2010

NOTARIAL SEAL