

BOOK 832 PAGE 150

UPSON County, Georgia
 Real Estate Transfer Tax
 Paid \$ 15.00
 Date NOVEMBER 18, 2002
 NANCY ADAMS
 Clerk of Superior Court

FILED & RECORDED
 CLERK, SUPERIOR COURT
 UPSON COUNTY, GA. 30286

02 NOV 18 PM 3 53

Upon recording return to:
 Sam Ellerbee
 775 Rehoboth Church Road
 Griffin, GA 30224

BY _____
 NANCY ADAMS, CLERK

STATE OF GEORGIA
 COUNTY OF UPSON

WARRANTY DEED

THIS INDENTURE, made this 15TH day of NOVEMBER, 2002, between Gary B. Talley and Frances M. Talley, Upson County, Georgia, party of the first part, and Bonnie Ellerbee, Spalding County, Georgia, party of the second part.

WITNESSETH:

That said party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other 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 and conveyed and by these presents does grant, bargain, sell and convey unto said party of the second part, its successors and assigns, the following described real estate:

All that certain tract of land, containing 10.0 acres, lying and being in the northeast portion of Land Lot 240 of the 15th Land District of Upson County, Georgia, known and designated as Tract "F", upon plat thereof prepared by Charles Lamar Moore, Surveyor, dated March 9, 1974, and recorded in Plat Record 7, page 12, in Clerk's Office, Superior Court, Upson County, Georgia, reference is made in aid of this description. Said tract is more particularly described, according to said plat, as follows: Beginning at a point on the original east line of said Land Lot No. 240, which point is 685.66 feet southerly (as measured along the east line of said land lot) from the northeast corner of said land lot, and which point is further identified as being the southeast corner of Tract "E", as shown on said plat, and running thence south 01 degrees 07 minutes 00 seconds west along the east line of said land lot a distance of 299.40 feet to an iron stake set at the northeast corner of Tract "A"; thence north 86 degrees 22 minutes 42 seconds west along the north boundary of said Tract "A" a distance 1,415.15 feet to the east side of a private woods road; thence north 11 degrees 52 minutes 18 seconds west along said private road a distance of 312.99 feet to the southwest corner of Tract "E"; and thence south 86 degrees 16 minutes 54 seconds east along the south boundary of said Tract "E" a distance of 1,485.67 feet to the point of beginning.

As part of the consideration hereof, Grantor also conveys to Grantee herein, their heirs, legal representatives and assigns, an easement of ingress and egress to and from the above described Tract "F" over and across Tract "A" (as shown on said plat) which easement shall inure to the benefit of Grantees herein and all their successors in title, said easement being more particularly described in Deed Book 426 Page 014 in said Clerk's office.

This is a portion of the real estate conveyed to Mrs. Exie Melton Talley by deed of Georgia Pilcher, dated December 29, 1944 and recorded in Deed Book 101, page 606; and conveyed in entirety by deed of Mrs. Exie Melton Talley to Gary B. Talley and Frances M. Talley, dated March 15, 1974 and recorded in Deed Book 238, page 107 in said Clerk's office.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit of said party of the second part, its successors and assigns forever, IN FEE SIMPLE.

And the said party of the first part, for its heirs, executors, administrators, successors and assigns will warrant and forever defend the right and title to the above-bargained property unto the said party of the second part, its successors and assigns, against the lawful claims of all persons whomsoever.