

Jay C. Stephenson
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Clerk of Superior Court Cobb Cty. Ga.

ENK After recording, please return to:
David D. Rawlins, P.C.
6849 Peachtree Dunwoody Road
Building B-3, Suite 100
Atlanta, Georgia 30328

STATE OF GEORGIA) Cross-Reference
) Deed Book 14508, Page 3594
County of Cobb) Cobb County, Georgia records

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE is made as of this ^{15th September} ~~15th August~~ 2011, between Robin Millard (hereafter referred to as "Grantor"), in favor of Stanley Darwin Cox and Billie Jo Cox Sappenfield (hereafter referred to as "Grantee"), with an address of 3346 Emerson Street, Smyrna, Georgia 30082 ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell, convey and confirm unto Grantee all Grantor's right, title and interest in and to that certain tract or parcel of land lying and being in Cobb County, Georgia and being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof, together with any and all interests in land, estates, easements, rights, and improvements thereto (collectively, the "Property"), subject only to those matters set forth on Exhibit "B" attached hereto and by reference made a part hereof.

This Deed is an absolute conveyance, Grantor having sold said Property to Grantee for a fair and adequate consideration, in lieu of foreclosure of said property by virtue of that certain Deed to Secure Debt and Security Agreement dated July 2, 2007, executed by Robin Millard in favor of Stanley Darwin Cox and Billie Jo Cox Sappenfield and recorded July 2, 2007 in Deed Book 14508, Page 3549, Cobb County, Georgia records (the "Security Deed"). This conveyance is not intended to be and shall not in any event be, a merger of any lien or other interest of Grantee with the title to the Property; the parties hereto expressly agree that any interest in such liens and title to the Property be and remain at all times SEPARATE and DISTINCT. Grantor declares that this conveyance is freely and fairly made.

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, the Grantor has signed and sealed this Deed in Lieu of Foreclosure Deed this day and year first above the written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Robin Millard [SEAL]
Robin Millard

Murphy M. McBrayer
Unofficial Witness

[Signature]

Notary Public [Affix seal and date of
expiration of commission]

6/21/15

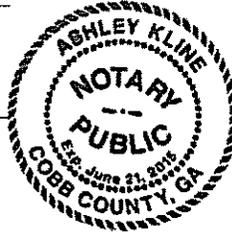


EXHIBIT "A" (Page 1 of 2)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Original Land Lot No. 488 of the Seventeenth (17th) District and Second (2nd) Section of Cobb County and being in the town of Smyrna, Georgia and more particularly identified and described as follows:

Beginning at a point on the west side of Hamby Street 195 feet south from the intersection of Powder Springs Street, (this point being the southeast corner of the property previously owned by E.D. Cox) thence running west along the south side of E.D. Cox's property 195 feet to a point; thence south 50 feet to a point; thence east 195 feet to Hamby Street; thence north along the west side of Hamby Street 50 feet to the point of beginning.

This is the same exact property as shown in Executor's Deed dated June 1, 1989 between Billie Jo Cox Sappenfield as Executrix of the Last Will and Testament of Edward Darwin Cox *s/k/a* Edward Cox, late of the State of Georgia, and County of Cob, deceased, and the First Part (Grantor) and Stanley Darwin Cox and Billie Jo Cox Sappenfield (Grantees), said Executor's Deed being filed June 27, 1989 and recorded in Deed Book 5380, page 402 Cobb County Georgia Records and incorporated herein by reference.

This conveyance is made subject to any easement of record including: (a) Easement to the City of Smyrna dated May 31, 1990 as recorded in Deed Book 5749, page 43, Cobb County, Georgia Records, same being incorporated herein by reference and (b) R/W Easement to Georgia Power Company dated September 29, 1968 as recorded in Deed Book 1064, page 236, Cobb County, Georgia Records, same being incorporated herein by reference.

EXHIBIT "A" (Page 2 of 2)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Original Land Lot No. 488 of the Seventeenth (17th) District and Second (2nd) Section of Cobb County and being in the town of Smyrna, Georgia and more particularly identified and described as follows:

Beginning at a point on the west side of Hamby Street 95 feet south from the southwest corner of Hamby and Powder Springs Street, which point is the southeast corner of property owned (or previously owned) by W.P. Cochran; thence running west along the south side of W.P. Cochran's property a distance of 195 feet to an iron stake; thence south 100 feet to a stake; thence east 195 feet to Hamby Street; thence north 100 feet along the west side of Hamby Street to the point of beginning.

This is the same exact property as shown in Executor's Deed dated June 1, 1989 between Billie Jo Cox Sappenfield as Executrix of the Last Will and Testament of Edward Darwin Cox a/k/a Edward Cox, late of the State of Georgia, and County of Cob, deceased, and the First Part (Grantor) and Stanley Darwin Cox and Billie Jo Cox Sappenfield (Grantees), said Executor's Deed being filed June 27, 1989 and recorded in Deed Book 5380, page 403 Cobb County Georgia Records and incorporated herein by reference.

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Deed Book 14883 Pg 809
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

EXHIBIT "B"

1. Deed to Secure Debt from Robin Millard to Stanley Darwin Cox and Billie Jo Cox Sappenfeld, dated July 2, 2007, filed for record July 2, 2007, recorded in Deed Book 14508, Page 3594, Records of Cobb County, Georgia.