



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

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12-

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Cherokee

File #: 06005004

This Indenture made this 17th day of September, 2004 between BILLY RAY GUNTER, of the County of _____, State of ALABAMA, as party or parties of the first part, hereinafter called Grantor, and RONALD S. DICKINSON, 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'S (\$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 ORIGINAL LAND LOT 519, OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING THE NORTHERN PART OF LOT 72, BELMONT SUBDIVISION, AS SHOWN ON A PLAT OF THE PROPERTY OF HENRY ADAMS & J.M. ADAMS, PREPARED BY JOHN PATTON PHILLIPS, GEORGIA REGISTERED LAND SURVEYOR, DATED January 24, 1951, AND RECORDED IN PLAT BOOK 9, PAGE 23, COBB COUNTY, GEORGIA RECORDS, WHICH IS HEREBY EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF, BY THIS SPECIFIC REFERENCE THERETO, FOR A MORE COMPLETE DESCRIPTION OF THE SAID PROPERTY, BEING MORE PARTICULARLY DESCRIBED HEREIN BELOW AS FOLLOWS:

BEGINNING AT AN IRON PIN, FOUND ON THE WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, WHICH IS LOCATED 150.0 FEET NORTH OF THE POINT OF INTERSECTION OF THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE WITH THE NORTHERLY RIGHT OF WAY LINE OF PIERCE AVENUE, AS MEASURED ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING WEST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN; THENCE RUNNING NORTH FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN; THENCE RUNNING EAST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN, WHICH IS LOCATED ON THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING SOUTH, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN, WHICH IS THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY, WHICH IS KNOWN HEREIN AS TRACT I, IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO CARL B. SWAFFORD AND MRS. OLA V. SWAFFORD, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM HENRY ADAMS TO CARL B. SWAFFORD AND MRS. OLA V. SWAFFORD, DATED June 15, 1951, WHICH IS RECORDED IN DEED BOOK 231, PAGE 243, COBB COUNTY, GEORGIA DEED RECORDS; WHICH IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO JAMES E. BROWN AND CORRIE C. BROWN, AS JOINT TENANTS, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM MORGAN B. BROWN TO JAMES E. BROWN AND CORRIE C. BROWN DATED December 20, 1985, WHICH IS RECORDED IN DEED BOOK 377, PAGE 45, COBB COUNTY, GEORGIA DEED RECORDS.

This Deed is given subject to all easements and restrictions of record, if any.

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.



2495 Adams Dr.

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:

Witness

Notary Public



BILLY RAY GUNTER (Seal)

(Seal)

(Seal)

(Seal)

Deed Book 14046 Pg 721
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

25460-07
RETURN TO:
HAYNIE, LITCHFIELD & CRANE, P. C.
222 Washington Avenue
Marietta, Georgia 30060

Mail

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

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF COBB

This Indenture made this 7th day of March, in the year Two Thousand Seven, between JACKIE B. AARON and HARRIET A. AARON, of the County of COBB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and RONALD S. DICKINSON, 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'S (\$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 LAND LOT 519 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOT 1, REEVES ELECTRIC COMPANY AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 26, COBB COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

THIS CONVEYANCE is subject to all restrictions and easements of record.

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, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness
[Signature]
Notary Public



[Signature] (Seal)
JACKIE B. AARON
[Signature] (Seal)
HARRIET A. AARON

_____ (Seal)

_____ (Seal)

1221 Pierce Ave.