

DOC# 007195
FILED IN OFFICE
12/29/2005 04:19 PM
BK:822 FG:100-100
DEBORAH D JACKSON
CLERK OF SUPERIOR
COURT
GREENE COUNTY, GEORGIA

Deborah D. Jackson

REAL ESTATE TRANSFER TAX
PAID: \$71.00

Return Recorded Document to:
Christopher C. Nichols
P. O. Box 627
Athens, Georgia 30603

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Athens-Clarke

File #: 05-00456

This Indenture made this 22nd day of December, 2005 between James Grady Price, as party or parties of the first part, hereinafter called Grantor, and Kim Harrington, 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 containing 12.08 acres, more or less, situate, lying and being in the 147th G.M.D., Greene County, Georgia, being designated as Tract 6 on a plat thereof entitled "Subdivision of J. G. Price Estate" by Lawrence A. Curry, Surveyor, dated December 6, 1989, recorded in Plat Book 15, page 222, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which plat is hereby incorporated into this description by reference and made a part hereof; and being part of a larger tract of land described in a Deed of Assent from James Grady Price, et al, as Executor of the Last Will and Testament of James Grayford Price, deceased, to Mrs. Ethel Lee Price, for and during her lifetime, dated March 5, 1986, recorded in Deed Book 103, page 124, in said Clerk's Office. The said Mrs. Ethel Lee Price having died a resident of Greene County, Georgia, on May 24, 1989.

SAID property is hereby conveyed together with but nevertheless subject to a twenty foot wide common easement of ingress, egress and regress running in a generally southerly direction from County Road No. 13 (Macedonia Road), all easements serving said property, if any.

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.

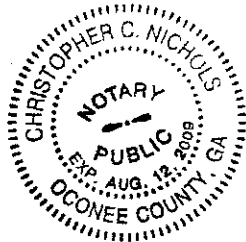
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

James Grady Price (Seal)
James Grady Price

Signed, sealed and delivered in
the presence of:

Christopher C. Nichols
Unofficial Witness

Christopher C. Nichols
Notary Public



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WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Athens-Clarke

File #: 05-00456

This Indenture made this 22nd day of December, 2005 between Owen Dewitt Price, as party or parties of the first part, hereinafter called Grantor, and Kim Harrington, 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 containing 12.11 acres, more or less, situate, lying and being in the 147th G.M.D., Greene County, Georgia, being designated as Tract 5 on a plat thereof entitled "Subdivision of J. G. Price Estate" by Lawrence A. Corry, Surveyor, dated December 6, 1989, recorded in Plat Book 15, page 222, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which plat is hereby incorporated into this description by reference and made a part hereof; and being part of a larger tract of land described in a Deed of Assent from James Grady Price, et al, as Executors of the Last Will and Testament of James Grayford Price, deceased, to Mrs. Ethel Lee Price for and during her lifetime, dated March 5, 1986, recorded in Deed Book 103, page 124, in said Clerk's Office. The said Mrs. Ethel Lee Price having died a resident of Greene County, Georgia, on May 24, 1989.

SAID property is hereby conveyed together with, but nevertheless subject to a twenty foot wide common easement of ingress, egress and regress, running in a generally southerly direction from County Road No. 13 (Macedonia Road), all as shown on said plat; and is further conveyed subject to public utility easements serving said property, if any.

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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Owen Dewitt Price (Seal)
Owen Dewitt Price

Signed, sealed and delivered in
the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

