

FILED
SUPERIOR COURT
JACKSON COUNTY, GA

2006 DEC 22 AM 10:50

CAMIE W. THOMAS

DEED BOOK NEW PAGE 579
581

Prepared by and return to:
Swafford Settlement Services, Inc.
9041 Executive Park Drive, Suite 400
Knoxville, TN 37923

GEORGIA TRANSFER TAX
\$ 303.50 DATE 12/22/06
CAMIE W. THOMAS
CLERK OF COURT
JACKSON CO., GA

STATE OF GEORGIA
COUNTY OF Jackson

06-02500 (2)

WARRANTY DEED

THIS INDENTURE, made the 9th day of Dec., 2006, by and between Jan Harris Nelson, as party or parties of the first part, hereinafter referred to as "Grantor", and Jerry Amtson and Shawn Amtson, as party or parties of the second part, hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and plural,

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Three Hundred and Three Thousand Dollars and no/100 cents (\$303,000.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor, has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, the following described real property, to-wit:

Situated in Commerce, Jackson County, State of Georgia and being described as follows:

All that tract or parcel of land lying in or being in GMD No. 255 Jackson County, City of Commerce, Georgia, and being more particularly described as follows:

Beginning at an iron pin found S66°57'31"E 383.4' from the centerline of Fernwood Court;

THENCE North 57 degrees 18 minutes 00 seconds East for a distance of 343.90 feet ALONG THE PROPERTY LINE TO A POINT ON THE TRAVERSE LINE;

THENCE South 04 degrees 40 minutes 00 seconds East for a distance of 155.80 feet ALONG THE TRAVERSE LINE TO A POINT;

THENCE South 29 degrees 44 minutes 33 seconds East for a distance of 44.73 feet ALONG THE TRAVERSE LINE TO A POINT ON THE PROPERTY LINE;

THENCE South 57 degrees 27 minutes 33 seconds West for a distance of 131.07 feet TO AN IRON PIN;

THENCE South 65 degrees 08 minutes 21 seconds West for a distance of 88.56 feet TO AN IRON PIN;

0.75

THENCE South 69 degrees 23 minutes 57 seconds West for distance of 38.99 feet TO AN IRON PIN;

THENCE North 25 degrees 30 minutes 00 seconds West for a distance of 37.83 feet TO AN IRON PIN;

THENCE North 40 degrees 08 minutes 00 seconds West for a distance of 125.10 feet TO THE POINT OF BEGINNING.

Traverse line extends along a Creek. The Creek is the rear property line.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.178 acres more or less. (inside traverse line).

The above legal description being the same as the last deed of record, no boundary survey having been made at the time of this conveyance.

Parcel #022-002R

BEING a portion of the property conveyed to Jan Harris Nelson by deed from William F. Harris dated 12-9-02 recorded 12-27-02 in book 28Q, page 81, in the Office of the Clerk of the Superior Court Jackson County, Georgia. (Lot No. 10, Less and Except Lot No. 9, conveyed to Elton Collins by deed from Jan Harris *Et/*a Jan Harris Nelson recorded 8-31-05 in book 40J page 246)

BEING a portion of the property conveyed to Jan Harris Nelson, by deed from Ingram, Lord & Associates, dated 7-12-04, recorded 5-23-05, in Book 38N, page 709, in the Office of the Clerk of the Superior Court of Jackson County, GA. (Lot 11)

For Informational Purposes Only: This property is Lot No. 10 and a portion of Lot No. 11.

333 Magnolia Place, Commerce, GA 30529

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of 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 Grantee and the heirs, legal representatives, successors and assigns of Grantee, in FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons whomsoever.

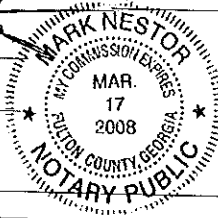
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in presence of:

Marie Wheelock
Unofficial Witness

Jan Harris Nelson
Jan Harris Nelson

Mark Nestor
Notary Public
My Commission Expires: 3/08



Grantee(s) Address

Grantor(s) Address