

Union County, Georgia
Real Estate Transfer Tax
Paid \$139.20
Date December 19, 2011
Judy S. Dalton
Superior Court Clerk

LIMITED WARRANTY DEED

STATE OF Georgia
COUNTY OF Union

This INDENTURE made this 12th day of December, in the year Two Thousand Eleven, between Federal Home Loan Mortgage Corporation, by its attorney in fact, Pendergast & Associates, P.C., as party or parties of the first part, hereinunder called Grantor, and Carla McClure, as party or parties of the second part, hereinafter called Grantee (the words "Grantee" and "Grantor" 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 consideration 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 the property described as follows:

All that tract or parcel of land lying and being in Land Lots 288 & 289, 9th District, 1st Section, Union County, Georgia, containing 0.93 acre and being shown as Lot Twenty-Five (25) of Homestead at Sharptop Subdivision, as shown on a plat of survey by Blairsville Surveying, Co., R.L.S. #2228, dated April 1, 1995, last revised November 30, 1995 and recorded in Plat Book 33, Page 208, Union County Records. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. Also conveyed herewith is a forty (40) foot right of way easement for ingress and egress over and across the existing subdivision roads. The property is subject to all easements, rights of way and restrictions as shown on the above referenced plats. The property is subject to the restrictions attached hereto. The property is conveyed subject to the road easements as shown on the above referenced plat. The property is subject to the road right of way granted to Union County, Georgia, recorded in Deed Book 179, Page 316, Union County Records. The property is subject to the powerline easement granted to Blue Ridge Mountain EMC recorded in Deed Book 224, Page 498, Union County Records, being Tract 1 as shown on a plat of survey by Rochester & Associates, Inc., dated March 11, 1988 and recorded in Plat Book 27, Page 229, Union County 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 party of the first part for its heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said party of the second part, his or her heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part. 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:
Federal Home Loan Mortgage Corporation, by its attorney in fact, Pendergast & Associates, P.C.

By [Signature]

[Signature]
Unofficial Witness

Printed Name John F. Pendergast, Jr., President
Attorney-in-Fact

Corp Office _____

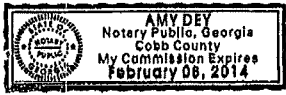
Attest _____

Printed Name _____

Corp Office _____



[Signature]
Notary Public



Corporate Seal
Power of Attorney recorded 3/22/2010
In Dead Book 828, Page 9105,
Union, County, Georgia Records.

UNION COUNTY, GEORGIA
FILED & RECORDED December 19
2011 AT 12:01 P.M.
RECORDED IN BOOK 888 PAGE 192-193
[Signature]
SUPERIOR COURT CLERK