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Joye V YAUN  
918 JACKIE CT NE  
CONYERS GA 30012

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04/05/2010 11:36 AM  
BK:1604 PG:511-512  
GLENDA SUE JOHNSON  
CLERK OF SUPERIOR  
COURT  
GILMER COUNTY

*Glenda Sue Johnson*  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00  
2010-730

State of Georgia

County of Gwinnett

**WARRANTY DEED**

**THIS INDENTURE**, made this 19<sup>th</sup> day of October, in the Year of our Lord Two Thousand and Nine, between Jim Varner Enterprises, Inc of the State of Georgia and County of Gwinnett (hereinafter called "GRANTOR"), and Joye Varner Yaun of the State of Georgia and County of Rockdale (hereinafter called "GRANTEE"),

**WITNESS:** That the said GRANTOR, for and in consideration of Love and Affection for his daughter, in hand paid at and before the sealing and deliver of these presents, the receipt which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE the following described property, to wit:

All that tract and parcel of land lying and being in the 6<sup>th</sup> District, 2<sup>nd</sup> Section, Gilmer County, Georgia, and being part of Lot Land 133, and being designated as Twiggs 2 Subdivision, Tract No. 31, containing 5.00 acres, more or less, as shown by survey of Henry Bailey, R.L.S., dated February 8, 1974, recorded in Plat Book 5, Page 129 on April 26, 1974, Gilmer County Records, to which reference is hereby made for a more complete metes and bounds description.

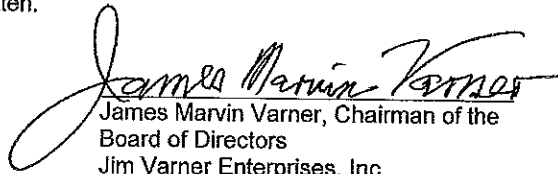
This Deed conveys Right of ingress and egress over existing roads and it is subject to all of the easements and those restrictions of records and in conformity with the Protective Covenants, which have been recorded in Book 63, Page 334 and in Book 125, Page 293, in the Deed Records of Gilmer County.

**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 said GRANTEE, her heirs and assigns forever, in FEE SIMPLE.

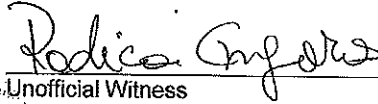
**AND THE SAID GRANTOR** will warrant and forever defend the right and title to the above-described property, unto the said GRANTEE against the claims of all persons whomsoever.

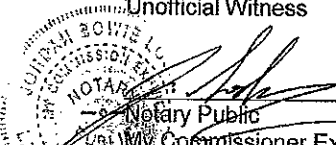
WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year above written.

  
James Marvin Varner, Chairman of the  
Board of Directors  
Jim Varner Enterprises, Inc

Signed, sealed and delivered in presence of:

  
Unofficial Witness

  
Notary Public  
Commissioner Expires:

**JORDAN BOWIE LOSHY**  
NOTARY PUBLIC  
Banks County - State of Georgia  
My Comm. Expires July 13, 2013