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DOCH 003180
FILED IN OFFICE
08/17/2010 04:30 PM
BK:1167 PG:68-69
RITA HARKINS
CLERK OF COURTS
LUMPKIN COUNTY

Rita Harkins

REAL ESTATE TRANSFER TAX
PAID: \$0.00
093-2010-000930

SURVIVORSHIP (WARRANTY) DEED

STATE OF GEORGIA,
COUNTY OF LUMPKIN.

THIS INDENTURE, Made this 23rd day of July in the Year of Our Lord Two Thousand and Ten (2010), between **Knox P. Tabb, Jr.**, of the State of Georgia, and County of Gwinnett, of the first part, and **Knox P. Tabb, Jr., and Isabel L. Tabb** of the State of Georgia, and County of Gwinnett, of the second part,

WITNESSETH: That said party of the first part, for and in consideration of the sum of TEN AND 00/100s DOLLARS (\$10.00) and Other Valuable Consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said parties of the second part as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 123 of the 4th District of Lumpkin County, Georgia, consisting of 2.566 acres, more or less, together with all improvements located thereon, and being more particularly set out on a plat of survey dated September 30, 2002, prepared for Terrance and Jessie Guoan by John T. Gaston, Georgia Registered Land Surveyor. This plat is recorded in Plat Cabinet 1, Slide 183, Plat 57A, Lumpkin County Records, and is incorporated herein by reference for a more detailed description.

This property is conveyed subject to all easements for roads and utilities in use or of record.

Grantor additionally quit claims to Grantees any interest Grantor may have in and to that 0.323 acre tract lying and being in Land Lot 123 of the 4th District of Lumpkin County, Georgia, as set out on the above referenced plat of survey.

TO HAVE AND TO HOLD the said described 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 parties of the second part, as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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Page Two
Survivorship Warranty Deed
Knox P. Tabb, Jr., and Isabel L. Tabb

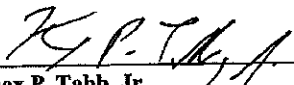
AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year above written.

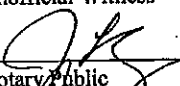
Signed, sealed and delivered
in our presence this 23rd day
of July, 2010.



Unofficial Witness



Knox P. Tabb, Jr. (SEAL)



Notary Public
Commission Expires:

