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FANNIN COUNTY, GEORGIA
 REAL ESTATE TRANSFER TAX
 PAID \$134.50 DATE 12/30/98
John W. Chatham
 CLERK OF SUPERIOR COURT

GEORGIA, FANNIN COUNTY
 CLERK'S OFFICE SUPERIOR COURT
 FILED FOR RECORD 12/30/98
 3:45 PM RECORDED 12/31/98
 BOOK 311 PAGE 471-72
John W. Chatham
 CLERK OF SUPERIOR COURT

(Space Above This Line Reserved for Recording Information)

RETURN RECORDED DOCUMENT TO:

G. William Little, III, P.C.
 P.O. Box 869
 Copperhill, Tennessee 37317

10229

STATE OF GEORGIA
 COUNTY OF FANNIN

WARRANTY DEED

THIS INDENTURE, Made this 17th day of December, in the year of our Lord One Thousand Nine Hundred and Ninety-Eight between MARC NICHOLSON of the County of Fannin and State of Georgia of the first part referred to as Grantor, and JOANNE ODENDAHL, of the State of Florida of the second part referred to as Grantee:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER 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 and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part her heirs and assigns, all the following described property, to wit:

All that tract or parcel of land lying and being in the 8th District and 2nd Section of Fannin County, Georgia and being a part of Land Lot No. 38 and being Tract No. 1 containing 1.92 acres, more or less, of land according to a plat of survey of this property and other property prepared for Kevin Johnson by Robert J. Breedlove, G.R.L.S. No. 2228, dated October 10, 1995, and revised March 12, 1997 and is recorded in Plat Hanger A-323, Page 4, office of the Clerk of Superior Court of Fannin County, Georgia. Reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein and for a more complete metes and bounds description of the property herein described.

The above described property is the same property as that conveyed by Warranty Deed to Marc Nicholson from Kevin Johnson and Misty Johnson and being recorded in Deed Book 291, Page 846, in the office of the Clerk of Superior Court, Fannin County, Georgia.

Grantors and Grantees herein agree to prorate county property taxes among themselves when the taxes for 1998 are due.

TO HAVE AND TO HOLD, The said bargained premises, together 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 MARC NICHOLSON said party of the second part, his heirs and assigns forever in Fee Simple.

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 party of the second part, her heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered this 17th day of December, 1998 in the presence of:

[Signature]
Witness

[Signature]
Marc Nicholson

[Signature]

Notary Public

NOTARY PUBLIC, FANNIN COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 11, 2002

My Commission Expires:

