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Transfer Tax: \$450.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK **4539** PG **15**

Deed

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WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

File #: **P-080118**

This Indenture made this 21st day of **January, 2008** between **Michael J Upshaw and Joseph Bryan Upshaw**, of the County of Houston, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Silver Dollar Properties, LLC and Roger Hegwood**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in **Land Lot 95, 10th Land District, Houston County, Georgia, being known and designated as Tract 2, containing 2.51 acres, more or less, according to a plat of survey entitled "Subdivision Survey for Jack Upshaw" recorded in Plat Book 67, Page 164, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby incorporated for all purposes.**

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 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.

IN 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:

Michael J. Upshaw
Witness

Gophrnie K. Brown
Notary Public

Michael J. Upshaw (Seal)
Michael J Upshaw

Joseph Bryan Upshaw (Seal)
Joseph Bryan Upshaw

