

H- 30715

Clayton County, Georgia
Real Estate Transfer Tax

Paid \$ 440.00

Date 12-17-04

STATE OF GEORGIA
COUNTY OF CLAYTON

Linda T. Miller
Clerk, Superior Court

Hodges, McEachern & King
177 North Main Street
Jonesboro, Georgia 30238

FILED
CLAYTON CO., GA

2004 DEC 17 PM 3:16

LINDA T. MILLER
CLERK SUPERIOR COURT
64123

EXECUTOR'S DEED

THIS INDENTURE, made and entered into this 15th day of December, 2004, between **EDNA B. DAVIS** of the State of Georgia, County of Clayton, duly constituted Executor and Personal Representative of the Estate of William E. Davis (hereinafter called "Executor" and "Grantor") under the Last Will and Testament of said William E. Davis (hereinafter called "Decedent"), deceased, late of Clayton County, State of Georgia, as Party or Parties of the First Part, and **177 NORTH MAIN, LLC**, of the State of Georgia, County of Clayton, as Party or Parties of the Second Part (hereinafter called "Grantee")

WITNESSETH: THAT WHEREAS Decedent died Testate on the 16th day of Feb., 2004, a resident of Clayton County, State of Georgia; and

WHEREAS Decedent's Will has been probated in solemn form in the Probate Court of Clayton County; and

WHEREAS Letters Testamentary were issued to the above Executor/Grantor on the 2nd day of March, 2004; and

WHEREAS the said Will is recorded in Minute Book 355 Page 293-299; and

WHEREAS the said Letters Testamentary are recorded in Minute Book 355 Page 306, all in the Office of the Clerk of the Probate Court of Clayton County, Georgia, in Estate File No. 2004-0164

NOW, THEREFORE, this deed is made by virtue of the authority given the Executor in said Will under Items 8 and 10.

WITNESSETH, the Grantor, in Grantor's representative capacity, and by and under authority contained in said Will, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, Grantee's heirs, successors and assigns:

SEE EXHIBIT "A" ATTACHED HERETO

This Deed is given for the purpose of payment of debts and for distribution of said property pursuant to and in accordance with items and bequests of said Will; or all debts of Decedent have been paid in full, including those of Decedent's last illness and burial; and this deed is given to ASSENT TO THE DEVISE.

Now, the said Grantor, in consideration of the premises and pursuant to said Will, and in the event a sale is involved then in consideration of the sum of FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS, (\$440,000.00) in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold and conveyed, and hereby does grant, bargain, sell and convey unto the said Grantee, Grantee's heirs, successors and assigns, the said described land, with all the rights, members and appurtenances thereof belonging or in any proper use, benefit and behoof forever, in as full and ample manner as the same possessed and enjoyed by the said Decedent during life.

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

Signed, sealed, delivered and notarized
on the 15th day of December, 2004
in the presence of

Margaret Davis
Unofficial Witness

John H. Cheek
Notary Public, State of Georgia
My Commission Expires: 01/03/10

Edna B. Davis (SEAL)
Edna B. Davis
As Executor under the Last Will and Testament
of William E. Davis
Deceased, Late of Clayton County, Georgia

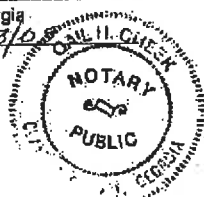


EXHIBIT "A"

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 240 of the 13th District of Clayton County, Georgia, as shown on plat of survey for William E. Davis, dated 8/31/85, by John E. Chapman, Jr., RLS #1011, and being more particularly described as follows:

BEGINNING at an iron pin found on the western side of the right of way of North Main Street, which point is located 188.4 feet, as measured in a northerly direction along the aforesaid right of way, from the intersection of the western side of the right of way of North Main Street and the northern side of the right of way of Spring Street; from said point of beginning thus established, run thence North 83 degrees 26 minutes West, a distance of 177.45 feet to an iron pin found; run thence North 82 degrees 23 minutes West, a distance of 84.25 feet to an iron pin found; run thence North 83 degrees 12 minutes West, a distance of 93.7 feet to an iron pin found; run thence North 82 degrees 43 minutes West, a distance of 47.3 feet to an iron pin found; run thence North 1 degree 16 minutes East, a distance of 150.05 feet to an iron pin found; run thence South 84 degrees 40 minutes East, a distance of 403.3 feet to an iron pin placed on the western side of the right of way of North Main Street; thence along said right of way in a southern direction, a distance of 168.7 feet to an iron pin found and the Point of Beginning; said tract containing improved properties known as 173 and 177 North Main Street, according to the present system of numbering in Clayton County, Georgia.