

AFTER RECORDING RETURN TO:

J. SAMUEL BECK
 LAWSON & BECK, LLC
 1125 COMMERCE DRIVE, SUITE 300
 PEACHTREE CITY, GEORGIA 30269

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 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court
 BK 4810 PG 157-158

Space above to be used for recording purposes.

QUITCLAIM DEED

Draw Deed Only

STATE OF GEORGIA
 COUNTY OF FAYETTE

THIS INDENTURE, made this 6TH day of November, 2018, by, between, and among **EDGAR TOWNSEL**, as party of the first part, hereinafter referred to as the "Grantor," and **859 SENOIA ROAD, LLC**, as party of the second part, hereinafter referred to as the "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the adequacy, receipt, and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the said Grantee the following described property, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

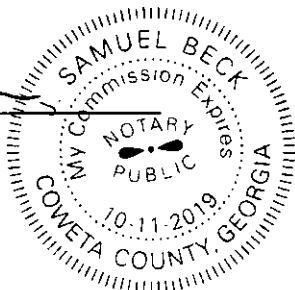
TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed, and delivered in the presence of:


 Unofficial Witness


 Notary Public



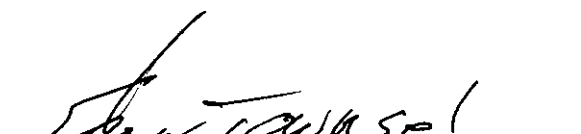

 Edgar Townsel

EXHIBIT "A"

Legal Description

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 74 (60 FOOT RIGHT OF WAY) 625.80 FEET NORTHERLY, AS MEASURED ALONG SAID RIGHT OF WAY FROM THE CORNER FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE CENTER LINE OF VALLEY WOOD ROAD (ALSO KNOWN AS BYWOOD LANE); RUNNING THENCE NORTHERLY, ALONG THE EASTERLY RIGHT OF WAY OF SAID STATE HIGHWAY 74, 135.30 FEET TO AN IRON PIN, RUNNING THENCE NORTH 86 DEGREES 51 MINUTES EAST 164.50 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 01 DEGREES 28 MINUTES EAST 102.70 FEET TO AN IRON PIN RUNNING THENCE SOUTH 75 DEGREES 11 MINUTES 30 SECONDS WEST 174.50 FEET TO AN IRON PIN LOCATED ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 74 AND THE POINT OF BEGINNING. SAID PROPERTY BEING IMPROVED HAVING A BRICK WAREHOUSE LOCATED THEREON, ALL AS SHOWN ON PLAT OF SURVEY FOR ROBERT W. STEED, DATED MARCH 27, 1984, PREPARED BY STEED & BOYD, LAND SURVEYORS.

TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 74 (60 FOOT RIGHT OF WAY) 761.10 FEET NORTHERLY, AS MEASURED ALONG THE EASTERLY RIGHT OF WAY STATE HIGHWAY 74 FROM THE CORNER FORMED BY THE INTERSECTION OF SAID RIGHT OF WAY WITH THE CENTER LINE OF VALLEY WOOD ROAD (ALSO KNOWN AS BYWOOD LANE), RUNNING THENCE NORTHERLY, ALONG THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 74, AND FOLLOWING THE CURVATURE THEREOF, 252.30 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 85 DEGREES 42 MINUTES EAST 179.00 FEET TO AN IRON PIN, RUNNING THENCE SOUTH 12 DEGREES 57 MINUTES WEST 148.00 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 01 DEGREES 28 MINUTES EAST 85.00 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 86 DEGREES 51 MINUTES WEST 164.50 FEET TO AN IRON PIN LOCATED ON THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 74 AND THE POINT OF BEGINNING. SAID PROPERTY BEING IMPROVED HAVING A METAL WAREHOUSE THEREON, ALL AS SHOWN ON PLAT OF SURVEY FOR ROBERT W. STEED, DATED MARCH 27, 1984, PREPARED BY STEED & BOYD, LAND SURVEYORS.