

OWNERSHIP OF THE GAITHER PROPERTY

What became Gaither Plantation was 875 acres of land which became the estate of William H. Gaither, Sr., and Cecelia Billups Woods Gaither upon their marriage in 1855. The earliest part of the house may have been built as early as 1850.

- 1881 Gaither sold the property to Cecelia for a small amount of money. u/31
- 1890 William H. Gaither, Sr. died.
- 1916 Cecelia Gaither died and property passed to children.
- 1929 T.J. Christian purchased 2/3rds interest in property. 24/63
- 1935 Christian's heirs sold this interest to T.A. McIntosh. 29/284
- 1937 Mrs. Lela B. Gaither received the other third.
- 1938 McIntosh purchased this one-third interest and gained ownership of the whole 875 acres. ~~29/284~~
- 1949 McIntosh sold 638 acres, including the house, to J.R. Whelchel 38/252
- 1971 Whelchel sold 638 acres to C.C.F. Corporation
- 1979 C.C.F. sold 314.72 acres, including the house, to Ferdinand Seefried & Ferdinand Seefried as trustee for Valerie Seefried
- 1990 The Seefrieds sold property to Georgia Resource Management, then to Ansley Development Corp. and then to Lassiter Properties. 369/474
- 1996 Newton County purchased this property from Lassiter Properties as a part of other acreage for a water reservoir. 592/676

Georgia Newton County

ThisIndenture, made and entered into this the 21st day of May in the year Eight hundred and Eighty one between William H Gaither of the one part, and Cecelia B Gaither of the other part, both of said County and State of Missouri, that the said William H Gaither, for and in consideration of the great love and affection, which he bears to w^m, his wife, Cecelia B Gaither, as well as for and in consideration of the sum of Ten Dollars to him in hand paid by the said C B Gaither, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened and conveyed, and by these presents, doth grant, bargain, sell, alien and convey unto the said C B Gaither, for and during the term of her natural life, and at her death to revert back to him the said W H Gaither if she die, and if not to live then to the estate of him the said W H Gaither - all of the following described lands, to wit: being the land in plantation upon which the said W H Gaither now resides, lying and being mostly in Newton County, but a few acres being in the County of Jefferson containing in all eight hundred and twenty five acres, more or less. And bounded on the North by lands of Mrs. H B Giffen and Mrs. Ellen Hargrove, on the West by lands of Mrs. Fernandus Repelard - on the East by lands of Mr. D Henderson, W J Davis and Mrs. Martha Banks and on the South by lands of the estate of R D Campbell, and the estate of Mitchell Harris. To have and hold the said premises of or granted to her the said C B Gaither for and during her natural life, and at her death to revert to said W H Gaither or his estate.

In witness whereof, the said William H Gaither has hereunto set his hand and seal this day and year aforesaid.

Signed, sealed and delivered

In presence of
J P Wash
A L Gaither
W. C. officio P.

W H Gaither 

Witnessed September 27th 1882
A B Summers, Clerk

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STATE OF GEORGIA,
NEWTON COUNTY:

THIS INDENTURE made this 13th. day of January in the year of our Lord One Thousand Nine Hundred and Thirty, between J.B.TERRELL, of Monroe County, G.D.TERRELL of Clark County, sole heirs at law H.D.Terrell deceased, CARRIE B. DAVIS, and W.H.DAVIS of Newton County, of the County of..... and State of Georgia, of the first part, and L.A.BANKS, of the County of Newton and State of Georgia, of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Two Hundred & Seventy & no/100 Dollars, in hand paid at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do.. grant bargain, sell, alien, convey and confirm, unto the said party of the second part, his heirs and assigns, all that tract or parcel of land, situated lying and being in Gaithers District, Newton County, Georgia, consisting of part of what is known as the Davis & Terrell Place. Beginning at a stone marking the Southwest corner of the Davis & Terrell Place on the Gaither line and on the road between Banks & Davis & Terrell places, and running North 40 degrees East along said road to a stone 28.50 chains; thence North 47 degrees West 11.10 chains; thence South 40 degrees West 23.90 chains to a stake on the Gaither line; thence South 30 degrees East 11.60 chains to beginning point, containing 27.06 acres of land more or less, and bounded on the North by Davis & Terrell, on the East by Davis & Terrell, on the South by L.A.Banks formally Henderson, and on the West by W.H.Gaither lands.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party of the second part his heirs, executors administrators and assigns, in fee simple. And the said parties of the first part the said, bargained property above described unto the said party of the second part, his heirs, administrators and assigns, against the said parties of the first part, their heirs, executors, administrators and assigns, and against all and every other person, shall and will and does hereby, warrant and forever defend by virtue these presents.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals, and delivered these presents, the day and year above written Signed, sealed and delivered in the presence of

J.B.Weaver,
W.K.Lunsford, C.N.P.Newton Co. Ga.
As to J.B.Terrell, Carrie B.Davis &
W.H.Davis.
Paul Williams
M.N.Tutwiler, N.P.State at Large.
As to C.D.Terrell.

J.B.TERRELL (SEAL)
C.D.TERRELL (SEAL)

sole heirs at law H.D.Terrell, deceased.
CARRIE B. DAVIS. (SEAL)
W.H.DAVIS. (SEAL)

Recorded, January 21-1930.
C.O.Nixon, Clerk.

1929

GEORGIA, NEWTON COUNTY:

WHEREAS, in obedience to a writ of Fi. Fa. issued out of the Superior Court of the County of Newton at the suit of Mrs. Fannie W. Metcalf against W.H.Gaither, J. B.L.Johnson, as Sheriff of the County aforesaid did lately seize the.... parcel of land hereinafter described as the property of the said W.H.Gaither and after being duly and publicly advertised, agreeably to law, did on the 3rd. day of December, in the year 1929 at the place of public sales, in the County of Newton expose the same at public outcry, when T.J.Christian being the highest bidder, the same was knocked off to said T.J.Christian at the price or sum of Fifteen Hundred and no/100 Dollars.

NOW THIS INDENTURE, made the 3rd. day of December in the year of our Lord, One Thousand Nine Hundred and 29 and in the..... year of the Independence of the United States of America, between the said B.L.Johnson as Sheriff as aforesaid, of the one part, and the said T.J.Christian of the other part.

WITNESSETH: That the said B.L.Johnson, as Sheriff as aforesaid, for and in consideration of the sum of Fifteen Hundred and no/100 to him in hand paid by the T.J.Christian at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained and sold, and by these presents doth grant, bargain, sell, so far as the office of Sheriff authorize him unto the said T.J.Christian his heirs and assigns, all that

Two-thirds undivided interest in and to all that tract or parcel of land situated, lying and being in State of Georgia, County of Newton and Gaither's district, containing eight hundred seventy five acres, more or less, and known as the Gaither place, and bounded as follows: North by lands of J.L.McDonald and Davis place; East by lands of Campbell and Franklin; South by lands of Griffin Brothers; and West by lands of Henderson and Banks.

together with all and singular the rights, members and appurtenances thereof unto the said described land, being, belonging, or in any wise appertaining; and also all the estate, right, title, interest, property claim and demand of the said W.H.Gaither in law, equity, or otherwise whatsoever, of, in or to the same;

TO HAVE AND TO HOLD the said described tract of land and premises, and every part thereof unto the said T.J.Christian, his heirs and assigns, to the proper use, benefit and behoof of the said T.J.Christian, his heirs and assigns, forever, in fee simple, in as full and ample a manner as the said W.H.Gaither or his heirs and assigns, did or might have held and enjoyed the same, had it not been seized and sold under the execution aforesaid.

IN WITNESS WHEREOF, the said B.L.Johnson, as Sheriff hath hereunto set his hand and affixed his seal, the day and year first above written. Signed, sealed and delivered in the presence of

C.A.Sookwell,
C.O.Nixon, Clerk Supr.Ct.
Newton Co. Ga.

B.L.Johnson. (SEAL)
Sheriff.

Recorded, January 22-1930.
C.O.Nixon, Clerk.

See Fi. Fa. on next page. (64)

Mrs. Fannie W. Metcalf
vs. F.I.F.A.
W.H. Gaither.

No. 1032.
Newton Superior Court.
January term 1927.

Minutes 1927 Page 4- Execution Docket, Page 121.
Judgment 21 day of March, 1927.

Principal.....\$2275.00
Interest..... 988.88
Counsel Fees.. 326.38
Clerk..... 12.38
Sheriff..... 5.00
Total.....\$3607.58

C.O. King, Plaintiff's Attorney.

SUPERIOR COURT, NEWTON COUNTY, GEORGIA.
Entered on General Execution Docket, Page 8- this 28 day of March, 1927.
C.O. Nixon, Clerk.

CLERK'S COST.
To filing and docketing suit.....\$3.00
Copying and issuing process..... 3.00
Entering verdicts..... 2.00
Entering Judgment..... 2.00
Recording proceedings..... 1.50
Entering F.I.F.A. on Execut'n D'ket.... .50
Ent'g f. i. fa. on Gen'l Exec'n D'ket.. .35
Total Clerk's Cost.....\$12.35
SHERIFF'S COST.
To serving... writs.....\$3.00
Attending verdict by jury..... 2.00
Total Sheriff's Cost. 5.00
Total Cost..... \$17.35

SUPERIOR COURT F.I.F.A.

STATE OF GEORGIA, NEWTON COUNTY.

TO ALL AND SINGULAR THE SHERIFFS OF THIS STATE AND THEIR LAWFUL DEPUTIES:

WE COMMAND YOU, That of the goods and chattels, lands and tenements of W.H. Gaither, and Especially, "All that tract or parcel of land situated, lying and being in State of Ga., County of Newton, and Gaithers Dist., being my two-thirds interest in eight hundred and seventy five acres, more or less, and known as the Gaither place and bounded as follows: North by lands of J.L. McDonald and Davis place, East by lands of Campbell & Franklin, South by lands of Griffin Brothers, and West by lands of Henderson & Banks."

you cause to be made the sum of Twenty two hundred Seventy five Dollars and no/100 Cents, principal and the further sum of Nine Hundred eighty eight Dollars and 85/100 Cents, for interest up to the 21 day of March, 1927; and also the further sum of Three Hundred Twenty six Dollars and 38/100 Cents, for Attorney's fees; and also the sum of Seventeen Dollars and 38/100 Cents, for costs; with interest on the principal sum from the 21 day of March 1927 at the rate of eight per cent. which at our Superior Court for said County, to wit;

On the 21 day of March, 1927, Mrs. Fannie W. Metcalf recovered against said W.H. Gaither, for the principal interest and costs, and that you have the several sums of money before the Superior Court for said County, on the 3rd. Monday in July 1927, next, to render to the said Mrs. Fannie W. Metcalf the principal, interest, and cost aforesaid. and have you then and there this Writ.

Witness: the Honorable John B. Hutcherson, Judge of said Court, this 28 day of March 1927.

C.O. Nixon, Clerk.

GEORGIA, NEWTON COUNTY:

I have this day levied the within f.i.f.a. upon two-thirds undivided interest in and to all that tract or parcel of land situated, lying and being in State of Georgia, County of Newton and Gaither's district, containing eight hundred seventy five acres, more or less, and known as the Gaither place, and bounded as follows: North by lands of J.L. McDonald and Davis place; East by lands of Campbell and Franklin; South by lands of Griffin Brothers; and West by lands of Henderson and Banks.

Said land levied on as the property of W.H. Gaither, and written notice given tenant in possession as required by law. This November 6th, 1929.
B.L. Johnson, Sheriff.

I hereby transfer all rights, I have in the within execution to T.J. Christian for the sum of One Thousand Dollars, in hand paid.
Nov. 29th.

Mrs. Fannie Metcalf

Witness: Hugh Wright.

Georgia, Newton County.

Sold the above property to T.J. Christian for the sum of \$1800.00 and proceeds applied as follows:
Cost in f.i.f.a. \$17.35
Levy..... 3.00
Making Deed... 3.50
Advertising... 8.00
Q.C. Deed..... 1.00
Com. on sale... 27.22
Total cost... \$60.07

After taking out the cost leaving a bal. of \$1439.93 to be applied to the within f.i.f.a. This Dec. 3rd, 1929.
B.L. Johnson, Sheriff.

Recorded, January 22-1930:
C.O. Nixon, Clerk

Book 29

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal, and delivered these presents, the day and year above written.

Signed, sealed and delivered in the presence of
J. C. Turner
C. C. Nixon
Clerk Supr. Ct., Newton Co., Ga.
(*Seal-Superior Court, Georgia,
Newton County)

MRS. LELLA B. GAITHER (Seal)

Recorded, January 4, 1938
C. C. Nixon, Clerk.

REVENUE STAMPS
No. 5
As to the amount

GEORGIA, Newton County.

This indenture, made the Second day of November, 1936, between PRESLEY W. CHRISTIAN of Fulton County, Georgia, MRS. T. M. SWIFT of Elbert County, Georgia, and MRS. C. C. OWENS of Columbia County, Georgia, as EXECUTORS of the Last Will and Testament of T. J. Christian, deceased, as parties of the First part, and T. A. M'INTOSH of Walton County, Georgia, as Party of the Second part, Witnesseth:

That said Parties of the First part, under the power and authority vested in them by said Will, which has been duly probated and recorded in Newton County, Georgia, and in the further consideration of the sum of Four Thousand, Eight Hundred, and no/100 (\$4800.00) Dollars to them in hand paid by said party of the Second part at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby bargain, grant, sell and convey unto said party of the Second part, his heirs and assigns, the following described tract of land lying and being in Newton County, said State, and in Gaithers District, more particularly described as follows:

Containing in all Eight Hundred and Seventy-five acres, more or less, and bounded on the West by lands of Mrs. W. H. Griffin and Mrs. Ella Mangrove; on the North by lands of Mrs. Permedus Reynolds; on the East by lands of M. D. Henderson, W. F. Davis and Mrs. Martha Banks; and on the South by lands of the Estates of R. E. Campbell and Mitchell Aaron. This tract of land known as the William H. Gaither plantation located in Gaithers District and being the same lands described in deed of William H. Gaither to Cecelia D. Gaither his wife as recorded Deed Book "U" at page 31 of the records of Newton County, Georgia, as per plat of said lands made for T. J. Christian by F. J. Huson, surveyor, July 22, 1931, reference to same being made for a more accurate description.

To have and to hold the same, together with the rights, members and appurtenances thereto belonging, or in anywise appertaining, to T. A. M'Intosh, said party of the Second part, his heirs and assigns, in as full and complete a manner as the same was possessed and enjoyed by the said T. J. Christian, deceased, in his lifetime.

In witness whereof, the said parties of the First part have hereto set their hands and seals, the day and year, above written.

Signed, sealed and delivered in the presence of:

P. F. Meadows
B. Connell
Notary Public, State at Large, Atlanta, Ga.
My Commission Expires 5-9-39
(*Seal-B. Connell, Atlanta, Ga.)
Notary Public, Georgia, State at Large)

PRESLEY W. CHRISTIAN (L S)

As to Presley W. Christian

MRS. T. M. SWIFT (L S)

MRS. C. C. OWENS (L S)

J. W. Cleveland
R. W. Mize (i)
T. C. Watson, N. P., State at Large
(*Seal-T. C. Watson, Elberton, Ga.)
Notary Public, Georgia, State at Large)

As to Mrs. T. M. Swift

Eriff M. Lumkin (?)
H. H. Hunter
(*Seal-H. H. Hunter, Columbia County, Ga.)
Notary Public)

As to Mrs. C. C. Owens

Recorded, January 5, 1938
C. C. Nixon, Clerk.

REVENUE STAMPS
No. 5
As to the amount

STATE OF GEORGIA, NEWTON COUNTY:

THIS INDENTURE, made this 28 day of October in the year of our Lord One Thousand Nine Hundred and 49, between - T.A.McINTOSH- of the County of Newton and State of Georgia, of the first part, and- J.R.WHELCHER- of County of Tatnall and State of Georgia, of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Thirteen Thousand Dollars, 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, alien, convey and confirm unto the said party of the second part, his heirs and assigns, all that tract or parcel of land, situated, lying and being in-

All that tract or parcel of land containing 903.39 acres lying and being in the first and eighteenth land district of Newton and Jasper Counties, Georgia, and also being part of land lots 294 and 295 of the first district, and land lots 34, 35, 36, 27 and 38 of the 18th district and described by metes and bounds as follows: Beginning at a rock corner on the East corner of land lot 34 situated on County line between Newton and Jasper Counties on Southeast side of County line road running South 45 degrees West along said road 27 chains; Thence South 87 degrees West 3 chains; Thence South 45 degrees West 17.75 chains to an iron pin on the Southwest line of land lot 34; Thence North 45 degrees West 41.70 chains to the West corner of land lot 34 to a stake; Thence South 45 degrees West 42.80 chains to the South corner of land lot 38; Thence North 45 degrees West 60 chains to a stake on the Southwest line of land lot 295; Thence 32 1/2 degrees West 68.80 chains to an oak tree on the Northwest line of land lot 294; Thence North 57 degrees East 9.22 chains to a rock on West Bear Creek; Thence North 80 degrees East 5 chains to a rock; Thence North 62 1/2 degrees East 41.45 chains to a rock on the South West line of land lot 275; Thence South 31 degrees East along the Northeast line of land lot 294 49.93 chains; Thence North 43 degrees East 11.90 chains to a rock; Thence South 47 1/2 degrees East 39.50 chains to a branch; Thence North 76 degrees East 27.40 chains to a stake on the Northeast side of land lot 35; Thence South 45 1/2 degrees East 51 chains to beginning point. Bounded on the North by Jeff McDonald Est., R.R.Fowler, Harry Davis, Jackson, George Henderson, Albert Ozbom, Luzon Bates and Joe Banks land; On the East by Harry Davis Jackson, George Henderson, Luzon Bates, Hilliard Banks and Ide Smith lands; South by Hilliard Banks, Ide Smith, Huff and Griffin lands and Hargrove place; On the West by Smith and Griffin lands and Hargrove place. This tract of land known as the William H. Gaither plantation located in Gaithers District and being the same lands described in deed of William H. Gaither to Cecelia B. Gaither his wife as recorded in deed book U page 31 of the records of Newton County Ga.

As per plat of said lands made for T.J.Christian by P.J.Huson, surveyor July 22, 1931, reference to same being made for a more accurate description. This deed is for what was originally 903.39 acres but is less 144.63 acres sold to Charlie Gaither, 76.21 acres sold to Emmett Wood and 43.25 acres sold to Ide Smith, making all told 264.09 acres being sold off original place and leaving this deed covering 639.30 acres and present boundaries are as follows: North by lands of Charlie Gaither, Emmett Wood, Davis and W.B.Hurst; East by lands of Davis place, W.B.Hurst, Ozbom, Charlie Walton and Banks land; South by lands of W.C.Stephenson, Ide Smith and Banks land; West by Griffin lands. Said land deeded to T.A.McIntosh by Mrs. Leila B. Gaither, Presley Christian, Mrs. T.M.Swift and C.C.Owens.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party of the second part his heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained property above described unto the said party of the second part his heirs, administrators and assigns, against the said party of the first part, his heirs, executors, administrators and assigns, and against all and every other person, shall and will and does hereby, warrant and forever defend by virtue these presents.

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

Signed, sealed and delivered in the presence of

T.V.McIntosh.
T.H.Aiken (Seal - T.H.Aiken, Notary Public
Covington, Ga., State at Large, Ga.)
N.P.State at Large, Ga.

T.A.McINTOSH. (SEAL)

U. S. REVENUE STAMPS
for \$ 14 and 30 cts.
Attached to this Instrument

Recorded, October 29 1949
C.O.Nixon, Clerk.

Newton County, Georgia
Real Estate Transfer Tax
PAID \$ 458.10
Date: June 4, 1990
Linda D. Hays
Clerk of Superior Court

TRUSTEE'S DEED

FILED June 4, 1990
TIME 11:04 AM
RECORDED June 5, 1990
BOOK 369 PAGE 474-475
LINDA D. HAYS
CLERK SUPERIOR COURT
NEWTON COUNTY, GEORGIA

STATE OF GEORGIA

COUNTY OF De Kalb

This indenture, made and entered into this 15th day of June 1990, between Ferdinand C. Seefried, as Trustee for Valerie Seefried, party of the first part, and Georgia Resource Management, Inc., a Georgia corporation, party of the second part.

Witnesseth, that the said party of the first part, by virtue of the power and authority vested in it by said Trust which has been duly formed and is evidenced by that certain Agreement dated September 12, 1979, recorded in Newton County, Georgia, in Deed Book 183, page 23:

Now, therefore, the said party of the first part, in consideration of the premises and for the further consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it 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 hereby does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, ALL THAT TRACT OR PARCEL OF LAND lying and being in the 1st and 18th Districts of Newton County, Georgia, and being more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the same, together with the rights, members and appurtenances thereunto belonging or in anywise appertaining unto, the said Georgia Resource Management, Inc., its successors and assigns, forever in as full and as ample a manner as the same was possessed or enjoyed by the said first party.

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

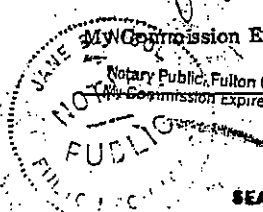
Signed, sealed and delivered on this 15th day of May, 1990 in the presence of: June

[Signature]
Unofficial Witness

[Signature] (Seal)
Ferdinand C. Seefried as Trustee

[Signature]
Notary Public

My Commission Expires:
Notary Public, Fulton County, Georgia
My Commission Expires May 14, 1994



SEAL AFFIXED

BOOK 369 PAGE 474

EXHIBIT A

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND lying and being in Newton County, Georgia, and being more particularly described as follows:

PARCEL TWO:

A 10% remainder interest in and to any and all improvements and an undivided 50% fee simple interest in all that tract or parcel of land lying and being in the 1st and 18th Districts

of Newton County, Georgia, lying about six (6) miles southwest of the Town of Mansfield, containing 314.72 acres, more or less, and being more particularly described by a plat of survey prepared for CCF Corporation by W. M. Tiencken, R. S., dated June 25, 1971, last revised August 8, 1973, recorded in Plat Book 11, Page 196, Newton County records. This is the same land that was conveyed from CCF Corporation to Ferdinand C. Seefried, individually, as to a 60% undivided interest and Ferdinand C. Seefried as Trustee for Valerie Seefried under a Trust Agreement dated September 12, 1979 as to a 40% undivided interest.

TOGETHER with a tract of land containing approximately 1.6 acres, designated as the "Buffer Zone" on the above-referenced plat of survey, being bounded on the South by Old Post Road and on the North by lands now or formerly owned by Wood.

TOGETHER WITH a perpetual non-exclusive easement for ingress and egress--both pedestrian and vehicular--over and along that certain right-of-way designated as Old Post Road which runs in a generally easterly direction to County Line Road as shown in the aforesaid plat of survey.

PARCEL FOUR: An undivided 50% fee simple interest in

All that tract or parcel of land lying and being in Land Lots 60 and 61 of the 18th District, Newton and Jasper Counties, Georgia containing 19.00 acres, more or less, and being more particularly described according to plat by Lodie D. Patrick, RLS #1257, dated November 30, 1982. This is the same land that was conveyed from Manfred Scholz to Ferdinand C. Seefried by deed dated October 8, 1984 and recorded in Deed Book 237, Page 129 of the records of the Clerk of Court, Newton County, Georgia.

PARCEL SEVEN: An undivided 50% fee simple interest in

All that tract or parcel of land lying and being in Land Lots 296 and 297 of the 1st District, Newton County, Georgia, and Land Lot 59 of the 18th District of Newton County, Georgia, containing a total of 121.85 acres, more or less. This is the same land that was conveyed from Manfred Scholz to Ferdinand C. Seefried by deed dated October 8, 1984 and recorded in Deed Book 237, Page 133 of the records of the Clerk of Court, Newton County, Georgia.

PARCEL TEN: An undivided 50% fee simple interest in

All that tract or parcel of land lying and being in Land Lot 296 of the 1st Land District of Newton County, Georgia containing 0.379 acres, more or less, and being more particularly described by the plat of survey prepared for Ferdinand C. Seefried by Metro Engineering & Surveying Company, Inc., dated November 21, 1980. This is the same land that was conveyed from Manfred Scholz to Ferdinand C. Seefried by deed dated October 8, 1984 and recorded in Deed Book 237, Page 132 of the records of the Clerk of Court, Newton County, Georgia.

TOGETHER with the appurtenances and all the estate and rights of Seller in and to said parcels.

FILED March 25, 1996
TIME 12:25pm
RECORDED March 25, 1996
BOOK 592 PAGE 676-677

*Wm. H. Craig
Clerk of Ct.*

LINDA D. HAYS
CLERK SUPERIOR COURT
NEWTON COUNTY, GEORGIA

Newton County, Georgia
Real Estate Transfer Tax
Paid \$ 4000
Date March 25, 1996

PLEASE RETURN TO:
Wm. Thomas Craig
P.O. Box 1387
Covington, Georgia 30210
(770) 784-1320

STATE OF GEORGIA
COUNTY OF NEWTON

Linda D. Hays
Clerk of Superior Court

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, hereinafter referred to as "Deed" is made this 25th day of March, 1996, by and between LASSITER PROPERTIES, INC., a Georgia Corporation, as party of the first part, hereinafter referred to as "Grantor", and NEWTON COUNTY, GEORGIA, by and through the Newton County Board of Commissioners, as party of the second part "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the contract requires or permits).

WITNESSETH THAT Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid at and before the sealing and delivery of these presents, and receipt and sufficiency of which is hereby acknowledged, has bargained, sold, granted, aliened, conveyed and confirmed, and by these presents does hereby bargain, sell, grant, alien, convey and confirm unto Grantee the following tracts for parcels of land:

TRACT I

✓ ALL THAT TRACT or parcel of land lying and being in Land Lots 272, 273, 274, 275, 276, 292, 293, 294, and 298 of the 1st Land District, of the 1618th G.M.D. of Newton County, Georgia, containing 1,279.80 acres, more or less, and being more particularly described in a certain plat of survey for Lassiter Properties, Inc. prepared and certified by W. E. Clonts, Ga. Registered Land Surveyor No. 2166, dated January 18, 1990 and recorded in Plat Book 24, page 80, Newton County, Georgia Records, which plat is incorporated herein by reference thereto for a more complete description.

TRACT II

✓ ALL THAT TRACT or parcel of land lying and being in Land Lots 294, 295, 296 and 297 of the 1st Land District and Land Lots 35, 36, 37, 38 and 59 of the 18th Land District of Newton County, Georgia, containing 967.42 acres, more or less, and being more particularly shown as Tract I (88.25 acres), Tract II (41.63 acres), Tract III (133.83 acres) and tract IV (703.71 acres) on a certain plat of survey for Lassiter Properties, Inc., prepared and certified by W. E. Clonts, Ga. Registered Land Surveyor No. 2166, dated May 16, 1990, and recorded in Plat Book 27, page 168, Newton County, Georgia records, which plat is incorporated herein by reference thereto for a more complete description.

TO HAVE AND TO HOLD the property, with all and singular rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Platz

BOOK 592 PAGE 676