

WARRANTY DEED

ORIGINAL REEL RECORDED
REEL 510 PAGE 1272
WIP ID: 251184

THIS INDENTURE, made and entered into this _____ day of November, 1995,
by and between Robert A. DeVaughn of _____ County, Illinois, and Diana
Downing D. Downing, now known as Diana D. Goodlett, of Richland County,
South Carolina, herein parties of the first part, and Robert F. Gordon, of
Richmond County, Georgia, herein party of the second part,

WITNESSETH:

That said parties of the first part, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, 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 do hereby grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, a one-eighth undivided interest in and to the following described property, to-wit:

ALL that lot or parcel of land with improvements thereon, situate, lying and being in the City of Augusta, Richmond County, Georgia, on the South side of Broad Street, between Jackson, or 8th, and Campbell, or 9th, Streets, designated by present system of street numbering as 822 and 824 Broad Street, having a frontage of 32.56 feet on Broad Street and a depth on the Eastern line of 156.59 feet, and on the Western line of 156.51 feet, with a width on its rear or Southern line of 31.23 feet. Said lot is bounded North by Broad Street; East by lot now or formerly of the estate of W. H. Tutt; South by an alley; and West by lot of Margaret S. Sibley, with all rights of user in said alley appurtenant to said lot.

The above described property is a portion of property conveyed to party of the first part by Deed of Assent recorded in the office of the Clerk of Superior Court, Richmond County, Georgia in Realty Reel 74, page 767.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, in fee simple.

And the said parties of the first part, for their heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said parties of the first part have hereunto set their hands and seals, the day and year first above set forth.

Signed, sealed and delivered
in the presence of:

Robert A. DeVaughn
Robert A. DeVaughn

Marlene Vega
Notary Public

My commission expires: 1-19-97

"OFFICIAL SEAL"
MARILYN VEGA
Notary Public, State of Illinois
My Commission Expires 1/19/97

ELAINE C. JOHNSON
CLERK OF SUPERIOR
COURT

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RICHMOND COUNTY
CLERK OF SUPERIOR
COURT