

in said County, GRANTEE, as agent and attorney in fact for GRANTOR, offered said property for sale at public outcry to the highest bidder for cash, when and where GRANTEE made the highest and best bid, and said land was therefore knocked off to GRANTEE for a bid of ONE HUNDRED TEN THOUSAND SIX HUNDRED SIXTY THREE AND NO/100 DOLLARS (\$110,663.00).

NOW, THEREFORE, in consideration of the premises and said sum of money and by virtue of and in the exercise of the power of sale contained in the aforesaid Security Deed, the GRANTOR has bargained, sold, granted and conveyed, and by these presents does hereby bargain, sell, grant and convey to GRANTEE, its successors and assigns, the following tract or parcel of land:

All that tract or parcel of land lying and being in Land Lot 1197 of the 14th District, 1st Section of Forsyth County Georgia, being 1.00 acre according to a plat prepared by Owen Patton dated July 8, 1985, prepared for James M. & Glenda Owens and being more particularly described as follows:

To find the true point of beginning, begin at an iron pin at the southwest corner of Land Lot 1197, being the common corners of Land Lots 1197, 1196, 1144 and 1143; run thence North 57 degrees 14 minutes East 422.85 feet to an iron pin on the northwesterly right-of-way of S. R. 306 (having a 100 foot right-of-way) at the true point of beginning; running thence North 58 degrees 27 minutes 27 seconds West 329.00 feet to an iron pin; running thence North 59 degrees 20 minutes East 150.00 feet to an iron pin; running thence South 58 degrees 27 minutes 27 seconds East 329.00 feet to an iron pin on the northwesterly right-of-way of S. R. 306; running thence South 59 degrees 20 minutes West along the said right-of-way 150.00 feet to an iron pin at the point of beginning, together with all improvements located thereon.

Together with all and singular the rights, members and appurtenances thereto appertaining; also, all the estate, right, title, interest, claim or demand of the said GRANTOR, its heirs, successors and assigns, legal, equitable or otherwise whatsoever, in and to the same.

This property is conveyed subject to (1) any outstanding ad valorem taxes, assessments, and any unpaid utility bills which may constitute a lien against the property, and (2) any other matters of record superior to and existing at the time of the recording of the Security Deed first set out above.

TO HAVE AND TO HOLD the said premises and every part thereof unto GRANTEE, its successors and assigns, to its own proper use, benefit and behoof in FEE SIMPLE, in as full and ample a manner as the said GRANTOR, its heirs, successors and assigns, did hold and enjoy the same.

The notice of foreclosure sale as required by Georgia law (O.C.G.A. §44-14-162.2) in the form of a copy of the Notice of Sale submitted to the publisher was provided to the debtor(s) by certified mail, return receipt requested, at least thirty (30) days prior to the foreclosure sale date.

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

