

an iron pipe (said line being as determined by that certain plat of record prepared by Walter G. Altman, dated 6/30/55 and revised 9/30/55 and recorded in Plat Record Book 6 at page 89 in the Lowndes County, Georgia, deed records); continue thence north 64°58' east a distance of 7.2 feet to an iron pin set on the western margin of a 10 foot alley; run thence south 13°45' east along the western border of said alley a distance of 90.67 feet, more or less, to a point marking the north eastern corner of Girardin property; run thence south 65°57' west a distance of 147.5 feet along the northern boundary of Girardin property the POINT OF BEGINNING; said property having located thereon a dwelling formerly known as 303 North Patterson Street, and now known as 305 North Patterson Street, according to the present system of numbering houses in the City of Valdosta, Lowndes County, Georgia.

NEVERTHELESS, HOWEVER, this conveyance is expressly made subject to the following:

1. Ad valorem taxes for the year 1982.
2. Grantee agrees that any repair and restoration done on the dwelling located on the premises will be done in conformity with the United State of America Secretary of Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings currently in force.
3. To the terms of certain agreement with A.L. Girardin dated 6/14/46 relating to the column encroachment; said agreement being recorded in Deed Book 5-Z at page 484 in the Lowndes County, Georgia, deed records.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, the said party of the second part, its heirs, executors, administrators, and assigns, in fee-simple. And the said parties of the first part, their heirs, executors, administrators, the said bargained premises unto the said parties of the second part, their heirs, executors, administrators, assigns, against the said parties of the first part, their heirs, executors, administrators, and all persons whatsoever shall and will warrant and forever defend by virtue of these presents.

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

Signed, sealed and delivered in the presence of

*[Signature]*  
Witness

*[Signature]*  
Witness

NOTARY PUBLIC  
Notary Public, Georgia State  
My Commission Expires 2-1-83

FERRELL D. HART (SEAL)

By: *Vallie D. Staten* (SEAL)  
Vallie D. Staten,  
her attorney-in-fact

By: *Dorothy D. Paine* (SEAL)  
Dorothy D. Paine,  
her attorney in fact