

Complete Property Description
Approximately 25.39 Acres

All that tract or parcel of land situate, lying and being in the Southeast quarter of Land Lot 246 of the Second Land District of Coweta County, Georgia, containing 50 acres, more or less, and being property designated as the Stepp Estate on a plat of survey made by T. Y. Mattox, as amended, dated May, 1948, and recorded in Deed Book 50, Page 443, Office of the Clerk of the Superior Court of Coweta County, Georgia. For a more complete and accurate description see "Exhibit A" below:

"Exhibit A"

The property hereby conveyed is more particularly described according to a more recent survey made by Edgar W. Brown dated February 14, 1974, and recorded in Plat Book 18, Page 223, Coweta County, Georgia Records as follows:

Begin at an iron pin located at the intersection of the westerly boundary line of said Land Lot 246 with the southerly right of way of U.S. Highway No. 29; thence run South 1 degree 12 minutes 20 seconds West a distance of 1452.15 feet along the westerly boundary line of said Land Lot 246 to an iron pin located at the Southwest corner of said Land Lot 246; thence run South 88 degrees 04 minutes 35 seconds East along the southerly boundary line of said Land Lot 246 a distance of 1471.02 feet to an iron pin; thence run North 1 degree 49 minutes 10 seconds East a distance of 1472.64 feet to an iron pin; thence North 87 degrees 44 minutes 55 seconds West a distance of 1426.20 feet to an iron pin on the southerly right-of-way line of U.S. Route 29; thence South 66 degrees 20 minutes West along the southerly right-of-way line of said U. S. Highway 29 a distance of 66.94 feet to and iron pin and the point of beginning.

Said lands being all the lands described in Deed Under Power from the Federal Land Bank of Columbia as Attorney in Fact for C. D. Milam to the Federal Land Bank of Columbia dated February 6, 1979, recorded in Deed Book 301, Page 175, public records of Coweta County, Georgia.

Less and Except:

All those tracts or parcels of land situate, lying and being in Land Lots 245 and 246 of the Second Land District, Coweta County, Georgia, being more particularly identified as Tract B, containing 19.734 acres and Tract C, containing 5 acres, all as shown on plat of property dated 3/12/05 prepared for Charles Douglas by W. W. Flowers, Georgia Registered Land Surveyor, said plat of record in Plat Book 83, Page 162, Office of the Clerk, Coweta County Superior Court, reference to which plat is hereby made for a more particular description of said Tract B and Tract C herein conveyed.

