

**LEGAL DESCRIPTION
PARCEL MV01-036
136 JEFFERSON ST.
MT. VERNON, GA 30445**

All that tract or parcel of land situate, lying and being in the City of Mount Vernon, in the 1343rd G. M. District of Montgomery County, Georgia, consisting of Lots Numbered Four (4), Five (5), Six (6), Seven (7), Eight (8), and Nine (9), in Block Number Three (3), as shown on that certain subdivision plat of the town of Mount Vernon, recorded in Deed Book 35, page 263, in the Office of the Clerk of the Superior Court of Montgomery County, Georgia which plat and recorded thereof are incorporated herein by reference and made a part of this description.

LESS AND EXCEPT: Those portions of Lots Numbered Six (6) and Seven (7) that have been utilized for the construction of a public road known as Walker Street.

The above described tract is bounded, now or formerly, as follows to-wit: North by the right-of-way of E. Lane Street (formerly First Street); East by the right-of-way of Walker Street; South by the right-of-way of E. Jefferson Street (formerly Hicks Street); and West by land of Evon McLendon. Said tract is the same tract as conveyed by the City of Mount Vernon, f/k/a The Town of Mount Vernon to the Montgomery County Development Authority, by warranty deed, recorded on June 17, 2008, in Deed Book 214, pages 468-470, in the Office of the Clerk of the Superior Court of Montgomery County, Georgia.

Said property is improved property known as 136 Jefferson Street, Mount Vernon, GA 30445 according to the present numbering system of the City of Mount Vernon, Georgia.

Said conveyance is made subject to all covenants and restrictions of record.

