

All that certain lot, tract or parcel of land, with all improvements thereon, situate, lying and being in the City of Sylvania, 34th G. M. District of Screven County, Georgia shown as a 200' by 200' lot designated "Dr. Simmons" on that certain survey plat, dated November 29, 1971, by Lamar O. Reddick, Registered Land Surveyor No. 1387, a copy of which is recorded in Plat Book 15, at page 203 of Screven County, Georgia records. Said lot is bounded, according to the Reddick plat, as follows: On the Northeast by the right-of-way of Ga. Hwy. 21; on the Southeast by the right-of-way of Rocky Ford Hwy.; on the Southwest and Northwest by a 6.293 acre tract as shown on said plat. The Reddick plat is hereby expressly incorporated herein for a more accurate description as to metes, bounds, and location of said lot.

Subject to all rights-of-way, easements and other matters of record, as well as any matters that would be shown by an accurate survey of the property.

Parcel ID: S04 007

DERIVATION: Deed Book 411, Pages 211-212