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ATS# 2435

Prepared by:
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Abstract & Title Services, Inc.
3731 NW 40TH Terrace, Suite B
Gainesville, FL 32608

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 28th day of January, 2005 by

Terry Petersen and his wife, Debbie Petersen

hereinafter called the grantor, to

Inst: 2005002271 Date: 02/01/2005 Time: 13:03
Doc Stamp-Deed : 1064.00
- *mk* - DC, P. DeWitt Cason, Columbia County B: 1036 P: 2483

Brian Cannon, A Married Person

whose post office address is: 11360 SW CR 240, Lake City, FL 32024
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, FLORIDA, viz: Parcel ID# R03405-202

Lot 2, Block A, Southwood Meadows Unit 2, according to plat thereof recorded in Plat Book 6, Page 84, Public Records of Columbia County, Florida.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness *Matthew D. Rocco*
Matthew D. Rocco

Terry Petersen
Terry Petersen
Debbie Petersen
Debbie Petersen


Witness *Anson Simp*
Anson Simp

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 28th day of January, 2005 by Terry Petersen and his wife, Debbie Petersen personally known to me or, if not personally known to me, who produced Driver's License No. _____ for identification and who did not take an oath.

(SEAL)

[Signature]
Notary Public

 Matthew Rocco
My Commission D0150708
Expires September 17, 2008