

Prepared by:
Elaine R. Davis
American Title Services of Lake City, Inc
330 SW Main Boulevard
Lake City, Florida 32025

File Number 04-286

Inst: 2004025966 Date: 11/19/2004 Time: 10:07
Doc. Stamp-Deed : 45.50
mk DC, P. DeWitt Cason, Columbia County B: 1031 P: 363

Warranty Deed

Made this November 15, 2004 A.D. By **Susan Bynum a married woman**, 2714 SW Santa Fe Drive, Fort White, Florida 32038,
hereinafter called the grantor, to

David S. Hager, an unmarried man, whose post office address is: 2463 SW Main Blvd., Suite 1, Lake City, Florida 32025,
hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

**Lot 28, of Unit 8, Three Rivers Estates, according to the Plat thereof, as recorded in Plat Book 6, at Page 9, of the Public
Records of Columbia County, Florida**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or
any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00695-000

Together with all the teneiments, 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:

Elaine R. Davis
Witness Printed Name ELAINE R. DAVIS

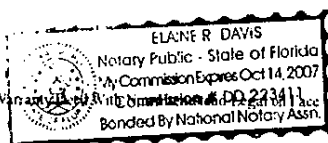
Susan Bynum (Seal)
Susan Bynum

Johnny M. Hamm
Witness Printed Name Johnny M. HAMM
State of Florida
County of Columbia

____ (Seal)
Address:

The foregoing instrument was acknowledged before me this 15th day of November, 2004, by Susan Bynum a married woman, who
is/are personally known to me or who has produced drivers license as identification.

DEED Individual Warranty
Closers' Choice



Elaine R. Davis
Notary Public
Print Name: ELAINE R. DAVIS