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Rec 18.50
Doc 0.70

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

MARK e. FEAGLE, ESQUIRE
FEAGLE & FEAGLE, ATTORNEYS, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0576905

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst:201212003836 Date:3/14/2012 Time:10:15 AM
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DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1231 P:720

WARRANTY DEED

THIS INDENTURE, made this 7th day of March, 2012, between **TERESA LITTLE METRICK**, a married person not residing on the property, whose mailing address is Post Office Box 502, Fort White, Florida 32038, party of the first part, Grantor, and **WILLIAM JACKSON ROBINSON** and his wife, **DAISY KNEE ROBINSON**, whose mailing address is 4984 SW Birley Avenue, Lake City, Florida 32024, parties of the second part, Grantee,

W I T N E S S E T H:

That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Commence at the Southwest corner of the NW 1/4 of the NW 1/4 of Section 7, Township 5 South, Range 17 East, Columbia County, Florida, and run S 88°22'00" E along the South line of said NW 1/4 of the NW 1/4 a distance of 410.56 feet; thence N 01°17'42" E, 30.35 feet to a point on the Northerly maintained right-of-way line of SW Little Road, said point being the Southeast corner of a parcel of land described in O.R. Book 1093, Page 1752 of the public records of Columbia County, Florida; thence N 89°23'06" W along said Northerly maintained right-of-way line of SW Little Road a distance of 136.77 feet to the **POINT OF BEGINNING**; thence N 89°36'52" W still along said Northerly maintained right-of-way line 229.73 feet; thence N 03°00'03" E along the Easterly maintained right-of-way line of said SW Little Road 383.05 feet to the Southwest corner of a parcel of land described in O.R. Book 848, Page 617 of the public records of Columbia County, Florida; thence S 88°45'54" E along the South line of said parcel of land 247.08 feet to the Southeast corner of said parcel of land; thence S 05°37'58" W 380.58 feet to the **POINT OF BEGINNING**. Containing 2.09 acres, more or less.

N.B. The Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

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Tax Parcel No.: 07-5S-17-09151-005 (parent parcel)

TOGETHER WITH all the 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, 2011.

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

Signed, sealed and delivered
in the presence of:

Diane S. Edenfield

Witness

DIANE S. EDENFIELD

Print or type name

Jeri B. Brown

Witness

Jeri B. Brown

Print or type name

Teresa Little Metrick (SEAL)
TERESA LITTLE METRICK

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 7th day of March, 2012, by **TERESA LITTLE METRICK** who is personally known to me or who has produced a Florida driver's license as identification.



Diane S. Edenfield
Notary Public, State of Florida

My Commission Expires: