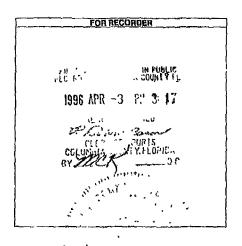
PY 0819 P62151

THIS INSTRUMENT PREPARED BY RELIGIOUS Continue & Rickel Tri-County Title Services of Lake City, Inc. 411 North Hernando Street Lake City, Florida 32055

04624 96

RECORD AND RETURN TO: Tri-County Title Services of Lake City, Inc. 411 North Hernando Street Lake City, Florida 32055

REPARCEL ID # BUYER'S IIN:



WARRANTY DEED

THIS WARRANTY DEED made this 29th day of March, 1996 by Charles Cullen Adair and wife, Cynthia Adair, hercinafter called Grantor, and whose address is 900 Burney Branch Ct., Blackshear, GA 31516 to Richard R. Fraze, Jr. and his wife, Thresa B. Fraze, hercinafter called Grantee and whose address is Rt. 12, Box 500, Lake City, Florida 32025.

(Wherever 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 and NO/100 Dollars 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, lying and being in Columbia County, Florida, viz:

Lots 13 & 14, DEERWOOD FOREST SUBDIVISION, UNIT I, as per plat filed in Plat Book 4, Page 62, of the public records of Columbia County, Florida.

> MALE THAIRSONDING INTANGUE TAX P. DEWITT CASON, CLERK GE TOURTS, COLUMBIA COUNTY

SUBJECT TO taxes accruing subsequent to December 31, 1995. SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not

operate to reimpose same
TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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 litle 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.

IN WITNESS WHEKEOF, the said Grantor has signed and scaled these presents the day and year first above written

Page 1

BK 08 1 9 FG2 152 Signed sealed and delivered in our presence: OFFICIAL RECORDS CYNTHIA JO BICKEL Cynthia Adair Witness Erinted Signature Witness Signature PATRICIA LANG Witness Printed Signature STATE OF FLORIDA COUNTY OF COLUMBIA The Toregoing instrument was acknowledged before me this 29th day of March, 1996 by Charles Cullen Adair and wife, Cynthip Adair. Who have produced Drivers License as identification. Notary Public State and County Agaresaid Notary Signature NOTARY PUBLIC STATE OF FLORIDA (Title or Rank) CYNTHIA JU ICKEL Notary Printed Signature CC346585 (Serial No., if any)

