

JRG

Form No. 214 WARRANTY DEED (Long Form)

2.15 pm 1.00 pm

435

# EXHIBIT C

STATE OF GEORGIA, County of Cobb

THIS INDENTURE, Made this 6th day of December in the  
Year of Our Lord One Thousand Nine Hundred and Fifty-Eight between  
Ventura, Inc. (a Georgia Corporation)  
of the State of Georgia and County of Cobb of the first part, and  
Claire A. Gunn and John K. Gunn  
of the State of Georgia and County of Cobb of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the  
sum of Ten and 00/100 (\$10.00) and other valuable consideration Dollars,  
in hand paid, at and before the sealing and delivery of these presents, the receipt of which is  
hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents  
do es grant, bargain, sell and convey unto the said part les of the second part, their  
heirs and assigns, all that ~~tract or parcel of land~~ real estate situated and being in Lot 35, Block G of  
Belmont Hills Subdivision, Unit 2, as per plat recorded in Plat Book 10, Page 118, Cobb  
County Records, and being more particularly described as follows:

Beginning at a point on the Northeasterly side of Ventura Road, Nine Hundred Twenty-Five  
(925) feet Northwesterly from a point where the East side of Ventura Road intersects the  
North side of Cherokee Road, (said point of beginning also being the Northwest corner of  
Lot 34 of said block and subdivision), and running thence Northwesterly along the North-  
easterly side of Ventura Road, Seventy-Five (75) feet to Lot 36 of said block and subdivision;  
running thence Northeasterly along the Southeasterly line of said Lot 36, One Hundred Sixty-  
Five (165) feet to Lot 4 of said block and subdivision; running thence Southeasterly along the  
Southwesterly line of Lots 4 and 5, Seventy-Five (75) feet to Lot 34 of said block and sub-  
division; running thence Southwesterly along the Northwesterly line of said Lot 34, One  
Hundred Sixty-Five (165) feet to the Northeasterly side of Ventura Road and the point of  
beginning, being improved property having a house thereon known as No. 404 Ventura Road,  
according to the present system of numbering houses in the City of Smyrna, Georgia.

This conveyance also includes as a part of the premises described above one (1) 30 gallon  
automatic gas water heater.

This conveyance is made subject to balance indebtedness in the amount of \$8,117.57 which  
indebtedness grantee herein expressly assumes and agrees to pay, secured by Security Deed  
from Lockheed Heights Subdivision, Inc. to Spratlin, Harrington & Thomas, Inc. dated  
December 1, 1952 and recorded in Deed Book 255, Page 545 of the records of the Clerk of  
the Superior Court of Cobb County, Georgia which Security Deed was in the original face  
amount of \$9,150.00 payable \$45.02 per month and presently held by Federal National  
Mortgage Association, and grantee herein expressly assumes and agrees to pay said obligation  
promptly when due.

