

Tax Parcel #52-84.8
Title Insurance: None
Consideration: Gift
Cornell Edward Smith
1509 Summit Oak Court, Apt K
Richmond, VA 23228

THIS DEED OF GIFT, as provided for in Section 58.1-811(D), Code of Virginia, 1950, as amended, made and entered into this 14th day of December, 2007, by and between CORNETTA EDWARDS SMITH, party of the first part, (GRANTOR), and CORNELL EDWARD SMITH, party of the second part, (GRANTEE).

: WITNESSETH :

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10. 00), cash in hand paid to the party of the first part by the party of the second part, the receipt of which is hereby acknowledged, and for the further consideration of the natural love and affection the party of the first part has for her son, Cornell Edward Smith, party of the second part, the said party of the first part does hereby give, grant, and convey with General Warranty and English Covenants of Title unto, Cornell Edward Smith, party of the second part, the following described property, to-wit:

All that certain tract or parcel of land, (Tax Parcel #52-84.8) with all appurtenances thereunto appertaining, containing 7.080 acres, more or less, situated, lying and being in the Union Hall Magisterial District, Franklin County, Virginia, according to the plat and survey, dated October 12, 2004, prepared by Philip H. Mundy, L.S., Cert #1760, said plat being of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 844, at page 340, reference to which is made for a more particular description.

This Document was prepared by:
W. Colby Brown
25 East Court Street
Rocky Mount, VA 24151

07 DEC 14 AM 11:47

070012306

Subject to and together with a non-exclusive easement thirty (30) feet in width for ingress and egress to and from State Route 945 (Kemp Ford Road) and for the installation and maintenance of public and private utilities within the area of the 30 foot right of way, for the purpose of ingress and egress to and from State Route 945 (Kemp Ford Road).

It being the same property conveyed to Cornetta Edwards Smith, from Lottie E. Reeves, George Cecil Edwards, and Charlotte Frances Edwards, as tenants in common, by deed dated January 24, 2005, said deed being of record in the aforesaid Clerk's Office, in Deed Book 844, at page 337.

TO HAVE AND TO HOLD unto the said Cornell Edward Smith, his heirs or assigns forever in fee simple.

WITNESS the following signature and seal:

Cornetta Edwards - Smith (SEAL)
Cornetta Edwards Smith

STATE OF VIRGINIA
COUNTY OF FRANKLIN, to-wit:

The foregoing instrument was acknowledged before me this the 14th day of December, 2007, by Cornetta Edwards Smith.

My commission expires: February 28, 2011

Amanda B. Smith
Notary Public

Amanda Blayre Smith
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7127840
My Commission Expires 2/28/2011

INSTRUMENT # 070012306
RECORDED IN THE CLERK'S OFFICE OF

FRANKLIN COUNTY ON
Dec 14, 2007 AT 11:44am

ALICE S. HALL, CLERK

BY: Peggy Elverson (P.E.)