

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

Dana Harshany
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Tampa, Florida 33634
(813) 251-4766
ECS No. G09048073

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 2009, between LYNDIA S. ADAMSON A/K/A LYNDIA ADAMSON, A MARRIED WOMAN, whose mailing address is 121 OLD MILL ROAD, RICHMOND HILL, GA 31324 parties of the first part, and SUNTRUST MORTGAGE, INC., whose mailing address is 1001 Semmes Avenue, Richmond, VA 23224, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said party of the second part and its assigns forever, all that certain parcel of land lying and being in WAKULLA County, Florida, more particularly described as follows:

TRACT B COMMENCE AT THE NORTHWESTERLY CORNER OF THAT PART OF LOT NO. 5, BLOCK D OF OYSTER BAY ESTATES SUBDIVISION, UNIT NO. 2 AS PER PLAT THEREOF RECORDED ON PAGE 10 OF PLAT BOOK NO. 2 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA THAT LIES SOUTH OF OCEAN VIEW DRIVE AND KORNEGAY WAY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF SAID ROADWAY, AND RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID ROADWAY BOUNDARY (SAID ARC CONCAVE NORTHWESTERLY WITH A RADIUS OF 107.11 FEET) THROUGH A CENTRAL ANGLE OF 25 DEGREES 55 MINUTES 55 SECONDS A DISTANCE OF 48.48 FEET TO A POINT OF COMPOUND CURVATURE, THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID ROADWAY BOUNDARY (SAID ARC CONCAVE NORTHERLY WITH A RADIUS OF 182.81 FEET) THROUGH A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 37 SECONDS A DISTANCE OF 3.17 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE WESTERLY ALONG THE ARC OF SAID ROADWAY (SAID ARC CONCAVE NORTHERLY WITH A RADIUS OF 182.81 FEET) THROUGH A CENTRAL ANGLE OF 16 DEGREES 10 MINUTES 54 SECONDS A DISTANCE OF 51.63 FEET, THENCE LEAVING SAID ROADWAY, RUN SOUTH 04 DEGREES 35 MINUTES 10 SECONDS WEST 88.94 FEET TO A REFERENCE MONUMENT, THENCE CONTINUE SOUTH 04 DEGREES 35 MINUTES 10 SECONDS WEST 15 FEET MORE OR LESS, TO THE MEAN HIGH WATER LINE OF OYSTER BAY, THENCE RUN EASTERLY ALONG SAID LINE, 99 FEET, MORE OR LESS, TO A POINT (CHORD TO SAID POINT BEARS SOUTH 88 DEGREES 04 MINUTES 20 SECONDS EAST 98.59 FEET) THENCE RUN NORTH 19 DEGREES 37 MINUTES 48 SECONDS WEST 15 FEET, MORE OR LESS, TO A REFERENCE MONUMENT, THENCE CONTINUE NORTH 19 DEGREES 37 MINUTES 48 SECONDS WEST 100.49 FEET TO THE POINT OF BEGINNING

ALSO

**TRACT B
COMMENCE AT THE NORTHWESTERLY, CORNER OF THAT PART OF LOT NO. 5, BLOCK D OF OYSTER BAY ESTATES SUBDIVISION, UNIT NO. 2 AS PER PLAT THEREOF RECORDED ON PAGE 10 OF PLAT BOOK NO. 2 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA THAT LIES SOUTH OF OCEAN VIEW DRIVE AND KORNEGAY WAY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF SAID ROADWAY, AND RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID ROADWAY BOUNDARY (SAID ARC CONCAVE NORTHWESTERLY WITH A RADIUS OF 107.11 FEET) THROUGH A CENTRAL ANGLE OF 25 DEGREES 55 MINUTES 55 SECONDS A DISTANCE OF 48.48 FEET TO A POINT OF COMPOUND CURVATURE, THENCE RUN NORTH 11 DEGREES 08 MINUTES 11 SECONDS WEST ALONG A RADIAL LINE 50.00 FEET TO THE NORTHERLY BOUNDARY OF SAID ROADWAY, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID NORTHERLY BOUNDARY (SAID**

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ARC CONCAVE NORTHERLY WITH A RADIUS OF 132.81 FEET) THROUGH A CENTRAL ANGLE OF 02 DEGREES 42 MINUTES 12 SECONDS A DISTANCE OF 6.26 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING AND LEAVING SAID ROADWAY, RUN NORTH 08 DEGREES 26 MINUTES 00 SECONDS WEST 93.47 FEET, THENCE SOUTH 32 DEGREES 47 MINUTES 39 SECONDS WEST 15.44 FEET, THENCE SOUTH 55 DEGREES 23 MINUTES 15 SECONDS WEST 14.90 FEET, THENCE SOUTH 13 DEGREES 49 MINUTES 55 SECONDS WEST 70.65 FEET TO THE NORTHERLY BOUNDARY OF SAID ROADWAY, THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID ROADWAY BOUNDARY (SAID ARC CONCAVE NORTHERLY WITH A RADIUS OF 132.81 FEET) THROUGH A CENTRAL ANGLE OF 22 DEGREES 15 MINUTES 54 SECONDS A DISTANCE OF 51.61 FEET TO THE POINT OF BEGINNING

GRANTOR WARRANTS THAT 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 PART OF GRANTOR'S HOMESTEAD PROPERTY. GRANTOR RESIDENCE AND HOMESTEAD ADDRESS: 121 Old Mill Road, W Richmond Hill, GA 31324

(The acceptance of this Warranty Deed, which is intended to be an absolute conveyance of title and not as additional security with respect to the below-described Mortgage, by Grantee shall not constitute a merger of the fee simple title with the aforesaid Mortgage, nor shall the acceptance of the Warranty Deed by Grantee operate to satisfy the indebtedness secured by the aforesaid Mortgage. The aforesaid Mortgage shall only be satisfied when an instrument satisfying same is recorded.)

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anyway appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that the property is free from all encumbrances except: (1) Taxes for the year 2009 and subsequent years; (2) Conditions, restrictions, limitations, and easements of record; and (3) that certain Mortgage dated July 14, 2005, recorded July 25, 2005, in Official Records Book 605, at Page 493, of the public records of WAKULLA County, Florida, given by LYNDIA ADAMSON, A MARRIED WOMAN, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE FOR SUNTRUST MORTGAGE, INC. DBA BANCFINANCIAL, and that they possess good right and lawful authority to sell the same; and that the said parties of the first part do hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have set their hands on the day and year above written.

Signed, sealed and delivered
in our presence:

[Signature]
Witness #1
Typed Name: Heather Brown

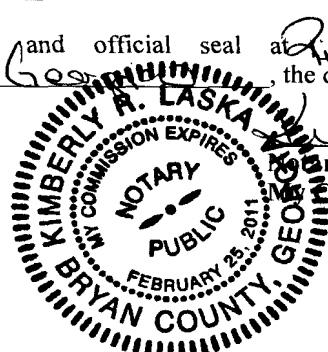
[Signature]
LYNDA S. ADAMSON A/K/A LYNDIA
ADAMSON

[Signature]
Witness #2
Typed Name: ANITA L. Gomez

STATE OF Georgia
COUNTY OF Bryan

I HEREBY CERTIFY that on this 2nd day of June, 2009, before me personally appeared LYNDIA S. ADAMSON A/K/A LYNDIA ADAMSON to me known to be the persons described in and who executed the foregoing conveyance to SUNTRUST MORTGAGE, INC., and acknowledge the execution thereof to be their free act and deed for the uses and purposes therein mentioned, who are personally known to me or have produced Drivers License as identification.

WITNESS my signature and official seal at Richmond Hill Bank in the County of Bryan and State of Georgia, the day and year last aforesaid.



[Signature]
Notary Public
Commission Expires: February 25, 2011