



HUDSPETH & PETERSEN  
340 Jesse Jewell Parkway, Suite 610  
Gainesville, GA 30501

WARRANTY DEED

STATE OF GEORGIA COUNTY OF HALL

THIS INDENTURE, Made the 29th day of June, in the year one thousand nine hundred NINETY-FIVE (1995), between

Gregory C. Colvin

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Rafael Santana

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND OTHER GOOD AND VALUABLE CONSIDERATION ( \$10.00 ) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 70 of the 7th District of Gwinnett County, Georgia, being Lot 9, Block A, Unit One, Fairview Station, as shown on plat recorded in Plat Book 4, Page 130, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX

\$ 72.10  
GARY R YATES CLERK OF  
SUPERIOR COURT

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
95 JUL 13 AM 8:00  
GARY R. YATES, CLERK

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_  
14  
1999  
NOTARY PUBLIC

*[Signature]* (Seal)  
Gregory C. Colvin

\_\_\_\_\_  
(Seal)

313364-70  
\_\_\_\_\_  
(Seal)

Notary Public, Lumpkin County, Georgia  
My Commission Expires June 14, 1999

BK11475 PG0219