

BK 43564 PG 0232

067-2005-027803  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 138.20  
TOM LAWLER CLERK OF  
SUPERIOR COURT

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA

05 JUL 18 AM 8:00

TOM LAWLER, CLERK

Return Recorded Document to:  
GEORGIA CLOSING ASSOCIATES, INC.-MICHAEL C. OBERTONE, ESQ., P.C.  
3815 Presidential Parkway, Suite 100  
Atlanta, GA 30340

**WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF DEKALB

File #: H05-0719

**This Indenture** made this 12th day of July, 2005 between **GENE KERLEY and DAWN R. KERLEY**, of the County of DEKALB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **BETSY CARTER**, 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 00/100'S (\$10.00) Dollars** and other good and valuable considerations 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 90 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK "E", OF THOUSAND OAKS SUBDIVISION, UNIT 1-B, AS PER PLAT RECORDED IN PLAT BOOK 32, PAGE 8, REVISED AT PLAT BOOK 33, PAGE 122, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.**

**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**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness  
*[Signature]*

Notary Public  
*[Signature]*



*Gene Kerley by Dawn R. Kerley, his AIF*  
\_\_\_\_\_  
GENE KERLEY (Seal)

*Dawn R. Kerley*  
\_\_\_\_\_  
DAWN R. KERLEY (Seal)

112308