

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GILMER

Gilmer County, Georgia
Real Estate
Amount Paid: 26.40
Date: 5-13-96
William J. Bouldin
Clerk of Superior Court

This Indenture made this 10th day of May, in the year Nineteen Hundred and Ninety Six, between **Stanley Berry, Ann M. Waddell, Edna M. Marshall, Glen W. Marshall and John E. Marshall**, of the County of Gilmer, State of Georgia, as party or parties of the first part, hereinafter called Grantor and **David M. Shokoohi**, 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 of which is hereby acknowledged, has granted, bargained, sold, aligned, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, Grantee's heirs, legal representatives, successors and assigns,

All that tract or parcel of land lying and being in Land Lots 261, 262 & 279 in the 10th District, 2nd Section of Gilmer County, Georgia and being designated as Lot 45, consisting of 2.39 acres, and Lot 46, consisting of 2.73 acres, of the Quin Springs Development, as shown on plat of survey by William J. Bouldin & Associates, GRLS #2566, dated December 4, 1995, and recorded in Plat Book 26, pages 246-250 in the office of the Clerk of Superior Court of Gilmer County to which reference is hereby made for the purpose of incorporating the same as a part herein.

Conveyance of the above described property is subject to those certain Covenants, Conditions and Restrictions for Quin Springs Development as recorded in Deed Book 493, page 220 in the office of the Clerk of Superior Court of Gilmer County.

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 and the heirs, legal representatives, successors and assigns of 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 and the heirs, legal representatives, successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

As to Stanley Berry

Herman Clark
Witness

Stanley Berry (Seal)
Stanley Berry

Dani Clark
Notary Public

My Commission Expires July 11, 1999

GEORGIA, Gilmer County
CLERK'S OFFICE SUPERIOR COURT
Filed for Record 5-13-96
At 12:30 PM, Recorded 5-16-96
Book 501 Page 23
William J. Bouldin
Clerk of Superior Court

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