

3430 Garden Mist Cir

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FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

Auburn

2005 JUL 29 AM 8:00

TOM LAWLER, CLERK

067-2005-029391
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
None
TOM LAWLER CLERK OF
SUPERIOR COURT

Return To:
Morris|Hardwick|Schneider, LLC
3543 Highway 81 South
Loganville, GA 30052
File #: LGN-050500178S

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

State of Georgia
County of Gwinnett

This indenture made this 25th day of July, 2005, between BRAD J. THOMPSON, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and BRAD J. THOMPSON and JENNIFER G. THOMPSON, as joint tenants with rights of survivorship and not as tenants in common, 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 of 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 3 of the 2nd District, Gwinnett County, Georgia, being Lot 13, Block B of Unit I of Saddlebrook Farm Subdivision, as per plat thereof recorded in Plat Book 105, page 5-12, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

This conveyance is made subject to that certain security deed from Brad J. Thompson to Home America Mortgage, Inc., dated 07/25/05, in the original amount of 182,436.00 of even date and recorded simultaneously herewith Gwinnett County, Georgia records.

Subject to all easements and restrictions of record.

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:

[Signature]

Witness

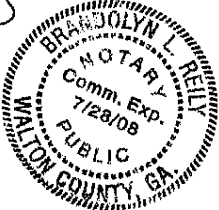
[Signature] (Seal)

BRAD J. THOMPSON

[Signature]

Notary Public

(Seal)



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