

120 Altar Stone Dr.
Bogart



Record and return to:
J.A. Thomas
750 Providence Club Drive
Monroe, GA 30656

Deed Doc: WD
Recorded 04/04/2008 11:31AM
Georgia Transfer Tax Paid : \$0.00
Beverly Logan
Clerk Superior Court, Athens-Clarke County, Ga.
Bk 03480 Pg 0068 *KW*

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Fulton

THIS INDENTURE, made the 14th day of February 2008, between John Zitello, as party or parties of the first party, hereinafter called Grantor and Judith Thomas, as party or parties of the secured 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 (\$10) 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 LOT3, BLOCK J. STONEHENDGE SUBDIVISION, ACCORDING TO A PLAT OF SURVEY ENTITLED "SURVEY FOR Fannie M. Easley", by Ben McLeroy & Associates, dated November 21, 1975, recorded in Plat Book 15, page 206, Athens-Clarke County Public Records, which plat is incorporated herein by reference thereto.

This is the same property recorded 12/04/2006 in Bk 03225; pg 0170 deeding the property to John Zitello.

SUBJECT to restrictive covenants and general utility easements 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, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature] (seal)
John Zitello

[Signature]
Notary Public

John Z. Itello (seal)
Name/Title

