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023311

000608
6106 Mulberry Park Dr.
Braselton

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 174.90

Date 6-28-04

DWIGHT S. WOOD
Clerk Superior Court

By Jc

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 5012
AND RECORDED IN BOOK
PAGE (S) 1098 THIS 28
DAY OF June 2004 AT 9:27 AM
DWIGHT S. WOOD, CLERK BY Jc
3352, 53

Return to: S. Alan Cohn
Hudnall, Cohn & Abrams, P.C
3550 Engineering Drive, Suite 100
Norcross, Georgia 30092

File #04A-3113/Cox

WARRANTY DEED

State of Georgia
County of Gwinnett

This Indenture made this 22nd day of June, in the year Two Thousand Four, between

Lowell Pratt Residential, LLC

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

Leonard Cox

of the County of Hall, and State of GA, 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 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveys 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 GMD 392, Hall County, Georgia, being Lot 87, Riverbend at Mulberry Park Subdivision, Phase I, as per plat recorded in Plat Slide 830, Pages 106A through 109A, Hall County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

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 signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in presence of:

Lowell Pratt Residential, LLC

Bayer Tuck
Unofficial Witness

By: Kenneth Biggerstaff (SEAL)
Kenneth Biggerstaff, Manager

Notary Public
my commission expires:

