

RETURN RECORDED DEED TO:
SMITH, RONICK & CORBIN, L.L.C.
750 Hammond Drive, Building Eleven
Atlanta, GA 30328

Deed Book 18637 Ps. 742
Filed and Recorded Apr-24-2006 09:43am
2006-0084313
Real Estate Transfer Tax \$105.00
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

4468 Yorkdale Dr.
Decatur

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

This Indenture made this 7th day of April, 2006, between AULDWIN F. CAMPBELL, of the County of State of Georgia, as party or parties of the first part, hereinafter called Grantor, and FRANKIE D. WASHINGTON, 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 130 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOT 1, BLOCK E, UNIT TWO OF STRATTON AT SNAPPINGER SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 126, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

This Deed is given subject to all zoning ordinances, easements and restrictions of record, if any.

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:

Adrienne Hood

Witness

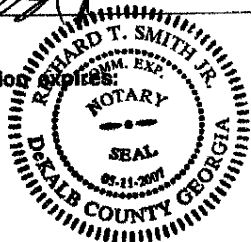
Auldwin F. Campbell

AULDWIN F. CAMPBELL (Seal)

[Signature]

Notary Public

My Commission Expires:



(Seal)

(Seal)

(Seal)