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Please return to: Patton & Fletcher, L.L.C.
970 Peachtree Industrial Blvd.
Suite 301 Lawrence, GA 30024
File # 05-3846

BK46002PG0183

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

PT-61 #067-2005-053853

06 JAN 11 AM 8:00

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

TOM LAWLER, CLERK

\$ 164.90
TOM LAWLER CLERK OF
SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF Gwinnett

WARRANTY DEED

3669 East Bay St
Duluth

THIS INDENTURE made this 22nd day of December, 2005, between

Virginia A. Crider

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

Abbynel Rojas

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 and other good and valuable consideration (\$10.00) 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 291 of the 6th District, Gwinnett County, Georgia, being Lot 12, Block A, of Ashley Square Fee Simple Townhouse Development, Unit I, as per plat recorded in Plat Book 36, Page 46, Gwinnett County, Georgia Records, reference to which plat is made for a complete description of the property; and being improved property known as 3669 East Bay Street, according to the present system of numbering property in the City of Duluth, Gwinnett County, Georgia.

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 first day and year first above written.

Signed, sealed and delivered in the presence of:

Erica Z. Rhodes
Witness

Virginia A. Crider (Seal)
Virginia A. Crider

(Seal)

[Signature]
Notary Public
My commission expires 8.17.07

[Attach Notary Seal]

CLIFFORD B. CECCHI
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires August 17, 2007

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