

05667  
00302

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015303 Gainesville

RETURN RECORDED DOCUMENT TO:  
FEARNLEY, CALIFF & PRICE, LLC  
2295 PARKLAKE DRIVE STE. 500  
ATLANTA, GEORGIA 30345  
FILE NO. 105-028776

000302

GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT FILED IN OFFICE  
AND RECORDED IN BOOK 5667  
PAGE (S) 302 THIS 26  
DAY OF April 2006 AT 12:40 PM  
DWIGHT S. WOOD, CLERK BY DT

STATE OF GEORGIA  
COUNTY OF Fulton

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 21<sup>st</sup> day of April, 2006, between ALPHONSO JACKSON, SECRETARY OF HOUSING and URBAN DEVELOPMENT of Washington, D.C., party of the first part and

JACK BRUNSON

Of Hall County, Georgia, party(ies) of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), and other 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, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm, unto the said party(ies) of the second part, and the heirs and assigns of the said party(ies) of the second part, the following described real property situated and being in the County of Hall, State of Georgia, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146 OF THE 10TH DISTRICT, HALL COUNTY, GEORGIA, BEING LOT 8 OF THE J.B. AND MATTIE DAVIS PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 5, HALL COUNTY, GEORGIA DEED RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq) and the Department of Housing and Urban Development Act (42 USC 3531 et seq).

TO HAVE AND TO HOLD the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party(ies) of the second part, forever, in fee simple, and the said party of the first part specially warrants the title to the said above-described bargained property against the unlawful claims of all persons claiming by through or under the party of the first part.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record and subject to any state of facts an accurate survey would show.

THIS DEED NOT TO BE IN EFFECT UNTIL: 4-21-06

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal as a principal and/or officer of AFR & ASSOCIATES, Management and Marketing Contractor for the United States Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 F.R. 43171 (07/26/05), as amended.

Signed, sealed and delivered in the presence of:

Secretary of Housing and Urban Development of Washington, D.C., its successors and/or assigns

WITNESS: *[Signature]*

By: *[Signature]*  
AUTHORIZED SIGNATORY

Notary Public: *James R. King*  
NOTARY PUBLIC

Notary Public, Fulton County, Georgia  
My Commission Expires Dec. 4, 2007



HALL COUNTY, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date 4-26-06  
DWIGHT S. WOOD  
Clerk Superior Court  
By DT  
0692006003735