

1079 Fleeman Rd.
Hoschton

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COUNTY, GA.

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GLORIA M. WALL, CLERK

Notary Public
Ray M. Douglas

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Atlanta, Georgia 30305

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

File #: 00-72860

This indenture made this 17th day of April, 2000 between Ray McDougald and Drucilla McDougald, of the County of GWINNETT, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Thomas R. Mueller, 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 THE 1744TH G.M. DISTRICT, BARROW COUNTY, GEORGIA, CONSISTING OF 1.328 ACRES, AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY ENTITLED "SURVEY FOR FARRELL ANN NASH", DATED MAY 14, 1993, PREPARED BY BORDERS AND ASSOCIATES, CERTIFIED TO BY PAUL E. BORDERS, GEORGIA RLS # 1995, WHICH PLAT IS RECORDED IN PLAT BOOK 41, PAGE 134, BARROW COUNTY RECORDS, WHICH PLAT IS MADE A PART HEREOF BY REFERENCE AND BEING IMPROVED PROPERTY KNOWN AS 1211 VICTRON DRIVE, HOSCHTON, GEORGIA 30548 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN BARROW 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 FREE SIMPLE.

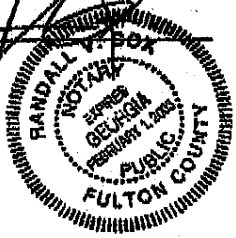
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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:

[Signature]
Witness

[Signature]
Notary Public



[Signature] (Seal)
Ray McDougald

[Signature] (Seal)
Drucilla McDougald