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May-17-04 08:21am From: GANEK, WRIGHT & DOBKIN

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FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

GANEK, WRIGHT & DOBKIN
4800 Ashford Dunwoody Rd., Ste. 200
Atlanta, Georgia 30336
BW040685

BK 38357PG0001

04 MAY 21 PM 2:00

TOM LAWLER, CLERK

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 418.50
TOM LAWLER CLERK OF
SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INSTRUMENT, made the 17th day of May, 2004, between

JIM HOGAN HOMES, INC.,

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

JEANNIE P. KEMPER

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 NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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 107 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 32, BLOCK D, UNIT 4-A, KNOLLWOOD LAKES, AS RECORDED IN PLAT BOOK 88, PAGE 165, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

This conveyance is made subject to the following:

1. State and county ad valorem real property taxes and assessments for 2004 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only property 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, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
the 17th day of May,
2004, in the presence of:

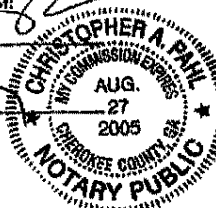
Witness

Notary Public

JIM HOGAN HOMES, INC.

by:
JIM D. HOGAN
as its PRESIDENT

Acknowledgement or Seal:



092282-84

1078 Shady Spring Wa
Lawrenceville