

527 Ashton Manor Dr.  
Loganville

BK 13578 PG 0191



WHEN RECORDED RETURN TO:  
C. ROBIN WYATT, P.C.  
P.O. Box 881  
2385 Clower Street, Bldg. C, Suite 108  
Shelville, Georgia 30278  
FILE# R96-270

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF GWINNETT

This Indenture made this 4th day of October, in the year One Thousand Nine Hundred Ninety-Six, between MARK L. FINNEY, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and RYAN K. MOBLEY and ANDREA B. DENNISON, 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 making 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 5th District, Gwinnett County, Georgia and being Lot 12, Block A, ASHTON MANOR, PHASE III, as per plat thereof recorded in Plat Book 87, page 159, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

This Deed is given subject to all easements and restrictions of record, if any and all security deeds affecting the bargained premises.

GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX

105.90  
COMPTROLLER CLERK OF  
SUPERIOR COURT

TO HAVE AND TO ENJOY the above described tract or parcel of land, with all and singular the rights, appurtenances thereof, to the said Grantee, his heirs, assigns, 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 whatsoever.

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:

*Andrea B. Dennison*  
Witness

*Mark L. Finney* (Seal)  
MARK L. FINNEY

*[Signature]*  
Notary Public



\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA  
1997 JAN 13 PM 12:00  
OM LAWLER, CLERK

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