

FROM :

FAX NO. : 7704762994

Jun. 10 2008 11:51AM P6

BOOK 7630 PAGE 190

# 92-06-245 T. Michael Bruce, P. O. Box 612, Snellville, GA 30278

WARRANTY DEED (FORM 36A)

2484 Millers Pond Ln.

Snellville



STATE OF GEORGIA

GWINNETT

County

THIS INDENTURE, Made the 8th day of July, one thousand nine hundred Ninety-Two, between , in the year

DAVELIN BUILDING SERVICES, INC.

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

ARTHUR V. VAN CLAY AND BARBARA K. VAN CLAY

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 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipts 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 31, 5th District, Gwinnett County, Georgia, being Lot 25, Block B, Unit Two, Miller's Pond Subdivision, according to plat of survey recorded in Plat Book 55, Page 172, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.

TOGETHER WITH a 1/16 undivided interest in and to that certain parcel of land as described in Exhibit "B" recorded in Deed Book 4058, Page 293, representing 21.6042 acres (lake). This interest is intended to be a part of the above-described property and may not be deeded separate from said above-described property. The interest conveyed herein is shown as a part of that certain conveyance recorded in Deed Book 4058, Page 288, Gwinnett County, Georgia Records.

GWINNETT CO, GEORGIA REAL ESTATE TRANSFER TAX

\$ 212.00 GARY R YATES CLERK OF SUPERIOR COURT

FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY, GA 1997 JUN 14 PM 3 15 GARY R. YATES, CLERK

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, 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.