

BK0984PG0051

244 Jamie Ct.
Winder

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SUPERIOR COURT
BARROW COUNTY, GA

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CLERK OF SUPERIOR COURT

Barrow County, Georgia Real Estate Transfer Tax

Paid \$ 100.00 10-5-04

Date

Glenda M. Wall
Clerk of Superior Court



FILE NO. 09045640

WARRANTY DEED

STATE OF GEORGIA, GWINNETT COUNTY

This Indenture made this _____ day of September, in the year Two Thousand Four, between MATTHEW W. BOHR and CHARLOTTE J. BOHR, of the County of _____, State of _____, as party or parties of the first part, hereinafter called Grantor, and LATESSIA C. BAILEY, 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).

**and Dathan Bailey, as joint tenants with right of survivorship

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 TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATE LYING AND BEING IN THE CITY OF WINDER, 243RD DISTRICT, G.M., BARROW COUNTY, GEORGIA, DESIGNATED AS LOT 45, UNIT TOW, KINGS WOOD SUBDIVISION, AS SHOWN BY PLAT AND SURVEY FOR MATTHEW W. BOHR AND CHARLOTTE J. BOHR, PREPARED BY W.T. DUNAHOO AND ASSOCIATES, INC., CERTIFIED BY W.T. DUNAHOO GRLS. 1577, DATED AUGUST 31, 1999, AND RECORDED IN PLAT BOOK 52, PAGE 55, BARROW COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORDING THEREOF ARE HEREBY INCORPORATED HEREIN BY REFERENCE FOR A MORE DETAILED DESCRIPTION OF PROPERTY.

THIS CONVEYANCE is subject to all restrictions and easements of record.

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 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 in the presence of:

Witness
Notary Public

MATTHEW W. BOHR (Seal)

CHARLOTTE J. BOHR (Seal)

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