

RETURN TO:
MICHELLE K. KOLTUNOVSKY
4459 LEESBURG ROAD
MARIETTA, GEORGIA 30066
23070JB

Deed Book 14602 Pg 5433
Filed and Recorded Apr-28-2008 09:23am
2008-0058106
Real Estate Transfer Tax \$675.00

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

This Indenture made this 21st day of April, 2008, between SUSAN W. WHITTELSEY FKA SUSAN W. ULICNY, of the County of COBB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MICHELLE K. KOLTUNOVSKY and JOHN D. DIXON, as joint tenants with rights of survivorship and not as tenants in common, 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, the following described property:

ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 175, 16TH DISTRICT, 2ND SECTION COBB COUNTY GEORGIA BEING LOT 13, THE GROVE AT HIGHLAND POINTE SUBDIVISION (FKA SADDLE MOUNTAIN ESTATES) AS PER PLAT RECORDED IN PLAT BOOK 167, PAGES 64 AND 65 COBB COUNTY GEORGIA RECORDED.

Subject to all easements and restrictions of record.

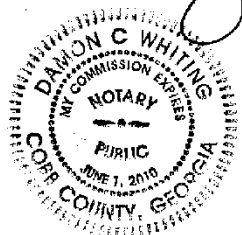
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee in joint tenants, if so, forever in **FEE SIMPLE**.

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, 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



Susan W. Whittlesey by attorney on behalf of Maylin B. Buly

(Seal)
SUSAN W. WHITTELSEY FKA SUSAN W. ULICNY

(Seal)

(Seal)

(Seal)