

GEORGIA, FULTON COUNTY
FILED AND RECORDED

1999 DEC -8 AM 8:30

JUANITA HICKS
CLERK, SUPERIOR COURT

Fulton County, Georgia
Return State Transfer Tax
28109
12/11/99
JUANITA HICKS
Clerk, Superior Court
By: *[Signature]*
Deputy Clerk

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

Return to:
KEARNS & ASSOCIATES
Attorneys at Law
5775-B Glenridge Drive
Suite 210
Atlanta, Georgia 30328
99110264

THIS INDENTURE, made this 24th day of November in the year of our Lord One Thousand Nine Hundred and ninety-nine between

FUQUA BROTHERS, INC.

of the State of Georgia and County of FULTON, hereinafter referred to as GRANTOR, and

MICHAEL WAYNE TAI and VELEDA YUE TAL
AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

of the State of Georgia and County of FULTON, hereinafter referred to as GRANTEE.

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten and No/100ths (\$10.00) DOLLARS and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs, successors and assigns of each where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 1279 of the 2nd District, 2nd Section, FULTON County, Georgia and being Lot 6 of Welford Trace Subdivision, as shown and designated on a plat thereof recorded at Plat Book 205, Page 79, in the Clerk's office for the Superior Court of FULTON County, Georgia to which plat reference is hereby made for a more complete and accurate description as to the metes, bounds and location of said property.

Subject to 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, 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 signed and sealed this deed the day and year above written.

Signed, sealed, and delivered
in the presence of:

FUQUA BROTHERS, INC



BY: *[Signature]* (SEAL)
AS ITS:

[Signature] (SEAL)

UNOFFICIAL WITNESS
[Signature]
NOTARY PUBLIC



BOOK 28120PG268