

RETURN TO:
REPUBLIC TITLE INSURANCE AGENCY, INC.
2781 WINDY RIDGE PARKWAY
ATLANTA, GEORGIA 30339
O4F1346J

Deed Book 38766 Pg 458
Filed and Recorded Nov-02-2004 10:24am
2004-0329470
Real Estate Transfer Tax \$565.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia
I HEREBY CERTIFY THAT THIS DEED WAS FILED AND RECORDED IN THE CLERK'S OFFICE OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA, ON NOVEMBER 2, 2004, AT 10:24 AM.

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FAYETTE

This Indenture made this 25th day of October, 2004, between **Stephen S. Law, Jane W. Law and Christine M. Law**, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Melanie Trammell**, 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 TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 12, BLOCK H AND PART OF LOT 13, BLOCK H, NORTH MORNINGSIDE, AS PER PLAT RECORDED IN PLAT BOOK 21, PAGE 34, FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF WILDWOOD ROAD (A 50 FOOT RIGHT OF WAY) 60 FEET WESTERLY FROM THE INTERSECTION FORMED BY THE SOUTHERLY SIDE OF WILDWOOD ROAD WITH THE EAST LINE OF LAND LOT 51; RUNNING THENCE SOUTH 84 DEGREES 22 MINUTES 17 SECONDS WEST ALONG THE SOUTHERLY SIDE OF WILDWOOD ROAD 70.78 FEET TO AN IRON PIN AND LOT 11, SAID BLOCK AND SUBDIVISION, WHICH IRON PIN IS LOCATED 695.0 FEET EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF WILDWOOD ROAD WITH THE EASTERLY SIDE OF PINE RIDGE DRIVE IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF CURVE; RUNNING THENCE SOUTH 01 DEGREES 40 MINUTES 01 SECONDS EAST 244.72 FEET MORE OR LESS TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 87 DEGREES 33 MINUTES 08 SECONDS EAST 71.03 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 01 DEGREES 49 MINUTES 10 SECONDS WEST 254.71 FEET MORE OR LESS TO AN IRON PIN FOUND ON THE SOUTHERLY SIDE OF WILDWOOD ROAD AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY HAVING A HOUSE THEREON KNOWN AS 883 WILDWOOD ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA, GEORGIA, AS PER SURVEY FOR MICHAEL AND MELISSA SLOCUMB PREPARED BY A.S. GIOMETTI AND ASSOCIATES, INC., SURVEYOR DATED FEBRUARY 4, 1980, AND REVISED AUGUST 7, 1995, BEING THE SAME PROPERTY CONVEYED FROM THE DEPARTMENT OF TRANSPORTATION TO BRUCE ALLEN LANDERS BY DEED DATED FEBRUARY 20, 1980, AND RECORDED IN DEED BOOK 7498, PAGE 103, AFORESAID RECORDS AND BY DEED FROM J.A. KIRKLAND TO BRUCE A. LANDERS BY DEED RECORDED IN DEED BOOK 7488, PAGE 104 AFORESAID RECORDS.

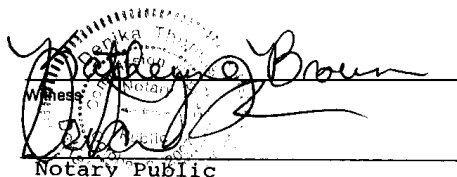
Subject to all easements and restrictions of record.

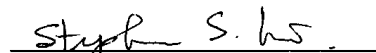
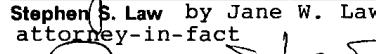
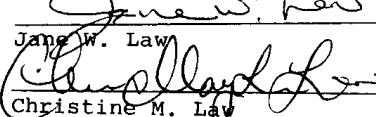
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

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:


Matthew G. Brown
Notary Public

 (Seal)
Stephen S. Law by Jane W. Law as his
attorney-in-fact
 (Seal)
Jane W. Law
 (Seal)
Christine M. Law