

Deed Book 40186 Pg 31
Filed and Recorded Jun-10-2005 11:39am
2005-0205284
Real Estate Transfer Tax \$730.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

After Recording Return to:
McCalla, Raymer, Padrick,
Cobb, Nichols & Clark, LLC
3780 Mansell Rd., Ste. 140
Alpharetta, GA 30022
MAZA AL050508

Record and Return to:
Weissman, Nowack, Curry & Wilco, P.C.
5901-B Peachtree Dunwoody Road, Suite 300
Atlanta, GA 30328
(404)926-4990
(404)926-4660

File Number: CM-RE107-05-0428-R
#: 1557639

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 20th day of May, 2005, between FRANK L. SPRATT and KIMBERLY A. SPRATT of the County of Fulton, and the State of Georgia as party or parties of the first part, hereinafter called Grantor, and CENDANT MOBILITY FINANCIAL CORPORATION, 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 DOLLARS (\$10.00) 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, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alienate, convey and confirm unto the said Grantee, the following described property, to-wit:

See attached Exhibit "A" attached hereto and made a part hereof by reference hereto

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 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 FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said Grantee.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year above written.

Signed, sealed and delivered
in the presence of:

Nancy K. Weber
Unofficial Witness

[Signature]
Notary Public

NOTARY PUBLIC FOR FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES: AUGUST 18, 2008
(Notary Seal)

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

My commission expires: AUGUST 18, 2008
(Notary Seal)

Frank L. Spratt
FRANK L. SPRATT (SEAL)

Kimberly A. Spratt
KIMBERLY A. SPRATT (SEAL)

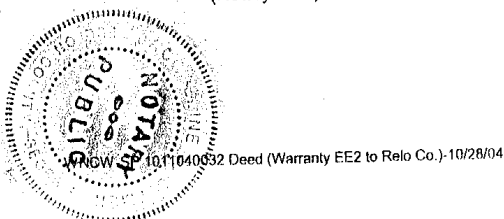


Exhibit "A"

File Number: CM-RE107-05-0428-R

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1184, 2ND DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA, BEING LOT 53 OF LAKE SHORE PHASE TWO, WINDWARD POD 49, AS PER PLAT RECORDED IN PLAT BOOK 198, PAGES 123-124, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF