

Deed Book 49849 Pg. 646
Filed and Recorded Feb-18-2011 02:19pm
2011-0058325
Real Estate Transfer Tax \$370.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

AFTER RECORDING RETURN TO:
THE FRYER LAW FIRM
70 LENOX POINTE, N.E.
ATLANTA, GA 30324
File No. 2011-00081

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE made this 14th day of February, 2011 between NICOLE HENSON SMITH of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MARY C. CLEVELAND, as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 Grantees,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 109 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOTS 17 AND 18, IN BLOCK 5, OF BROOKWOOD HILLS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 125 AND 126, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN SIDE OF HUNTINGTON ROAD AT THE NORTHEASTERN LINE OF LOT 16, IN SAID BLOCK AND SUBDIVISION, WHICH POINT IS 1,275 FEET EASTERLY AND NORTHEASTERLY FROM THE INTERSECTION OR THE SOUTHERLY SIDE OF HUNTINGTON ROAD WITH THE EAST SIDE OF PEACHTREE ROAD; THENCE NORTHEASTERLY ALONG THE CURVATURE OF THE SOUTHEASTERN SIDE OF HUNTINGTON ROAD 100 FEET TO LOT 19; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN LINE OF SAID LOT 19, 147.5 FEET TO THE NORTHWESTERN SIDE OF THE SOUTHERN RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERN SIDE OF SAID RIGHT OF WAY 129.7 FEET TO LOT 16; THENCE NORTHWESTERLY ALONG THE NORTHEASTERN LINE OF SAID LOT 16, 165.7 FEET TO THE SOUTHEASTERN SIDE OF HUNTINGTON ROAD AT THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS NO. 109 HUNTINGTON ROAD, NE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING, HOUSES IN THE CITY OF ATLANTA, GEORGIA.

SUBJECT TO ANY RIGHT OF WAY DEEDS OR OTHER 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 hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

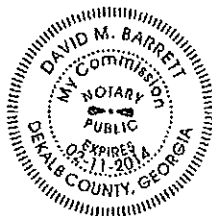


Unofficial Witness


Notary Public

My commission expires:


NICOLE HENSON SMITH



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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.

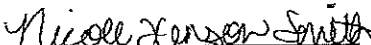
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of.

Unofficial Witness

Notary Public

My commission expires:


NICOLE HENSON SMITH

