

BK 33794 PG 0182

Return to:

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GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
 \$ 334.80
TOM LAWLER CLERK OF
SUPERIOR COURT

FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY, GA.
 2003 JUL 25 AM 8:00
 TOM LAWLER, CLERK

LIMITED
 WARRANTY DEED
 HM031173

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 18th day of July, in the year 2003, between **O'DWYER & ASSOCIATES, INC.** of the County of GWINNETT, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **RALPH M. SCHARLE** and **JEAN O. SCHARLE** as joint tenants with rights of survivorship, 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 NO/100 FND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 231 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK A, MORNINGBROOKE (FKA SUWANEE PRESERVE), UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGE 234, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

This conveyance is made subject to the following:

1. State and county ad valorem real property taxes and assessments for 2004 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only property 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 claiming by, through or under Grantor.

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

Signed, sealed and delivered
 this 18th day of July,
 2003, in the presence of:

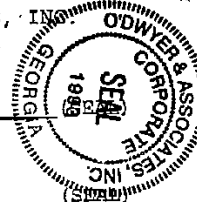
Witneses

Notary Public

My Commission Expires:

O'DWYER & ASSOCIATES, INC.


 CHERYL MERTZ
 ASSISTANT SECRETARY



159145