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Fabian & Associates, P.C.
101 Pilgrim Village Drive, Suite 200
Cumming, GA 30040

Deed Book 49725 Pg 560
Filed and Recorded Jan-05-2011 11:57am
2011-0002427
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

QUITCLAIM DEED

THIS INDENTURE is made as of the 28 day of December, 2010, between

DIANE E. KITCHEN

as party of the first part (hereinafter referred to as "Grantors") and

DIANE E. KITCHEN and DANIELLE KITCHEN,
As Joint Tenants with Right of Survivorship

as party of the second part (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context permits or requires).

WITNESSETH

THAT Grantor, for the sole purpose hereinafter set forth, and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration in hand paid, including love and affection, the receipt and sufficiency whereof are hereby acknowledged, has bargained, sold and does by these presents does hereby bargain, sell, demise, release, convey and forever **quitclaim** unto Grantee all of the Grantor's right, title and interest in and to all that tract or parcel of land lying and being in **FULTON County, Georgia** and being more particularly described as:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 828 and 757 of the 2nd District, 2nd Section, Fulton County, Georgia, being Town Home 4103 as depicted on Final Plat of Phase 1, Wyndham recorded in Plat Book 248, Pages 95 thru 105, Fulton County, Georgia Records; which plat is incorporated herein by reference and made a part hereof; together with and subject to all right, title and interest in and to those certain covenants, conditions and easements contained in the Declaration of Covenants, Easements and Restrictions for Wyndham, Fulton County, Georgia by Beazer Homes Corp. recorded in Deed Book 35494, Page 87, aforesaid records.

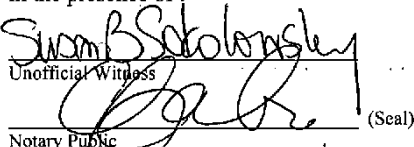
TO HAVE AND TO HOLD said property unto Grantee, so that neither Grantor nor any entity or entities claiming under Grantor (other than those stated above) shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the land or its appurtenances, or any rights thereof, other than that described above.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed under seal by its properly and duly authorized officer as of the day, month and year first above written.

GRANTOR(s):


DIANE E. KITCHEN

Signed, Sealed and Delivered
in the presence of:


Unofficial Witness

Notary Public (Seal)

