

JOHN K. HALEY
 HALEY & HALEY
 4484-A COMMERCE DRIVE
 BUFORD, GA. 30518



Doc ID: 000919180001 Type: GLR
 Filed: 04/09/2004 at 02:27:07 PM
 Fee Amt: \$147.90 Page 1 of 1
 Transfer Tax: \$137.90
 Forsyth, GA
 Douglas Sorrells Clerk Superior Ct
BK 3286 PG 539

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS DEED, made this 30th day of March, in the Year of Our Lord
Two Thousand Four (2004), in the Year of Our Lord
 between

BOWEN FAMILY HOMES, INC.

(“Grantor”)

and

**ALEXANDRA MANOUSOS AND PETER MANOS, AS JOINT TENANTS WITH
 RIGHTS OF SURVIVORSHIP**

(“Grantee”)

(The terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof 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, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and unto Grantee, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 412 OF THE 2ND DISTRICT, 1ST SECTION OF FORSYTH COUNTY, GEORGIA, BEING TOWNHOME UNIT 3, BUILDING S, OF KENTMERE TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 73, PAGES 36-43, FORSYTH COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE

Subject to easements, conditions and restrictions of record affecting the herein described property.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together 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 Grantee, forever, in **FEES SIMPLE**.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above-described tract or parcel of land unto the Grantee against the claims of all persons whomsoever.

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

BOWEN FAMILY HOMES, INC.

Signed, sealed and delivered in the presence of:

Sheaugh Knight
 Unofficial Witness

Dana Kerner
 Notary Public
 My Commission Expires: 7/19/04

