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Real Estate Transfer Tax \$199.30
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

WHEN RECORDED PLEASE RETURN TO:
MORRIS, MANNING & MARTIN, LLP
ATTORNEYS AT LAW
2180 SATELLITE BOULEVARD
SUITE 180
DULUTH, GA 30097
FILE #G42713

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

This Indenture made this 24th day of June, in the year Two Thousand Five, between The Providence Group at Oldfield, L.L.C.,* of the County of FULTON, State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and Jennifer M. Damiani, 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).

* a Georgia Limited Liability Company
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 Grantee, to wit:

All that tract or parcel of land lying and being in Land Lot 23 of the 14th District of Fulton County, Georgia, and being identified and depicted as Unit Number 37 of Oldfield at Grant Park Condominium, together with all right, title and interest in the Unit and the appurtenances thereto under that certain Declaration of Condominium recorded on June 29, 2004 in Deed Book 37922, Page 214, ET SEQ., in the Office of the Clerk of Superior Court of Fulton County, Georgia records. The interest hereby conveyed includes, without limiting the generality of the foregoing, such units undivided percentage interest in the common elements of Oldfield at Grant Park Condominium.

TOGETHER with any and all easements, rights of way, appurtenances, or rights appertaining, or in anywise belonging thereto including, without limitation, any portion of the Property lying within the right of way of any publicly dedicated street roadway or alleyway; and TOGETHER with any and all improvements, structures or fixtures located therein or thereon.

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 subject only to those matters set forth in Exhibit "B" attached hereto and incorporated by this reference (the "Permitted Title Exceptions"), 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, subject only to the Permitted Title Exceptions.

IN WITNESS WHEREOF, Grantor has executed this document under seal or has caused the same to be executed under seal by its duly authorized representative the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

The Providence Group at Oldfield, L.L.C.,
a Georgia Limited Liability Company
By: *[Signature]* (SEAL)
Kristina Sioberg, Assistant Secretary

[Signature]
Notary Public



By: _____
