

STATE OF GEORGIA
COUNTY OF

Initial Initial
DRB TLB

WARRANTY DEED

THIS INDENTURE made this ²⁷1st day of **March, 2008**, between

JOHNNA ELMORE and LUCAS ELMORE

as party or parties of the first part, hereinafter called Grantor, and

DEREK R BOGDA and TRACY L BOGDA

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 DOLLARS (\$10.00) and other good and valuable consideration 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, the following described property:

All that tract or parcel of land lying and being in Land Lots 480 and 481 of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 105, Hembree Grove Subdivision, Phase Four, as per plat recorded in Plat Book 186, page 68, Fulton County records, said plat being incorporated herein by reference and made a part of this description.