



Deed Doc: WD
Recorded 04/09/2007 03:09PM
 Georgia Transfer Tax Paid : \$569.40
 Beverly Logan
 Clerk Superior Court, Athens-Clarke County, Ga.
 Bk **03295** Pg **0411-0412**

After Recording Return To:
 Michael J. McCleary, Esq.
 Fortson, Bentley & Griffin, P.A.
 2500 Daniell's Bridge Road
 Building 200, Suite 3A
 Athens, Georgia 30606

WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF OCONEE

THIS INDENTURE, made the 30th day of March, 2007, between

JOHN WILLIS HOMES, INC.

(hereinafter referred to as "Grantor") and

MITCHELL RUTLEDGE and SUZANNE RUTLEDGE

(hereinafter referred to collectively, if more than one, as "Grantee")

(the words "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, 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 to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey unto Grantee, the following described real property located in County, Georgia:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 216th GMD, Athens-Clarke County, Georgia, being known and designated as Tract 2, containing 0.676 of an acre, more or less, and being more particularly described according to a plat of survey entitled "Suzanne & Mitchell Rutledge" by Woods & Chastain Surveyors, Inc., Ray N. Woods, RLS, dated March 14, 2007, recorded in Plat Book 6, page 70K, Athens-Clarke County records and incorporated herein.

The dwelling situate upon said tract of land is known as 240 Beech Creek Road, according to the present system of numbering houses in Athens-Clarke County, Georgia.

This being a portion of the same property conveyed from Five Points Associates, LLC, a Georgia Limited Liability Company to John Willis Homes, Inc., a Georgia Corporation by Warranty Deed dated April 29, 2005 and recorded in Deed Book 2882, page 381, said Clerk's Office.

The above described property is conveyed subject to those certain Protective Covenants recorded in Deed Book 3279, page 92, Clerk's Office, all matters disclosed on the above referenced plat of survey, and all other matters of record.



TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of Grantee, in FEE SIMPLE,

And Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the lawful claims of all persons whomsoever.

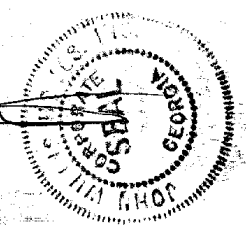
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized officer(s) and its corporate seal affixed, the day and year first above written.

GRANTOR:

JOHN WILLIS HOMES, INC


By: 
BRAD E. STEPHENS

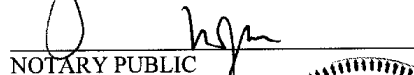
Its: ATTORNEY-IN-FACT



[Corporate Seal]

Signed, sealed and delivered,
in the presence of:


Unofficial Witness


NOTARY PUBLIC

(Notary Seal)

