

RETURN THIS INSTRUMENT TO:  
McLAIN & MERRITT, P. C.  
500 NORTHWINDS CENTER WEST  
11625 RAINWATER DRIVE, SUITE 125  
ALPHARETTA, GEORGIA 30004

Deed Book 37799 Pg 174  
Filed and Recorded Jun-03-2004 10:30am  
2004-0182026  
Real Estate Transfer Tax \$469.90  
Juanita Hicks  
Clerk of Superior Court  
Fulton County, Georgia

**WARRANTY DEED**  
JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP

STATE OF GEORGIA  
COUNTY OF FULTON

This Indenture made this 27th day of May, in the year Two Thousand Four, between **BERNARD D. FLYNN and ELLEN D. FLYNN** of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **ROBERT WINTER and SUSAN RENEE LINDSEY WINTER**, as Joint Tenants With Rights of Survivorship, as parties of the second part, hereinafter called Grantees (the words 'Grantor' and 'Grantees' 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 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 receipts 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 Grantees, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 869 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING KNOWN AS LOT 108, CHARTWELL SUBDIVISION, UNIT I, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 182, PAGES 54-56, FULTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.**

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

**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 Grantees, as joint tenants with rights of survivorship, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy with rights of survivorship and not as tenants in common.

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 whomsoever.

**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness

  
BERNARD D. FLYNN (Seal)

  
ELLEN D. FLYNN (Seal)

NOTARY PUBLIC

