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ATLANTA, GA 30342
File # 1189612P

Deed Book 50183 Pg 630
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2011-0170289
Real Estate Transfer Tax \$850.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE made this 30th day of June, 2011, between

THONG TRAN and ANNA T. MAURICIO-TRAN ,

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

BRAD K. STRUMPF and ANDREA M. LANE ,

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 and other good and valuable consideration (\$10.00) 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:

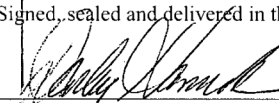
All that tract or parcel of land lying and being in Land Lot F41 of the 1st District, 1st Section, Fulton County, Georgia, being Lot B-241, The St. Ives Country Club Subdivision, POD 9, as per plat recorded in Plat Book 161, Page 32 and revised plat recorded in Plat Book 217, Page 140, Fulton County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 303 JUPITER HILLS DRIVE according to the present system of numbering property in Fulton County, Georgia.

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 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 whomsoever.

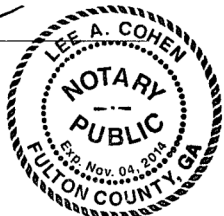
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

x 
Witness 

Notary Public
My commission expires

[Attach Notary Seal]



x  (Seal)
THONG TRAN

x  (Seal)
ANNA T. MAURICIO-TRAN

____ (Seal)

____ (Seal)