RETURN TO:
MORRIS & SCHNEIDER, P.C.
2781 WINDY RIDGE PARKWAY
ATLANTA, GEORGIA 30339
1500003C

AFTER RECORDING RETURN TO:
RANDOLPH H. SCHNEIDER
MORRIS & SCHNEIDER, P.C.
2401 LAKE PARK DRIVE
SUITE 160
ATLANTA, GA 30080
(770) 953-6106

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 107.80
DATE 1-25-05
Becky McCord
BECKY McCORD, CLERK
SUPERIOR COURT

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 11:00A M 1-24-05
Recorded in Deed Book 645 Page 639
This 26 day of Jan, 2005
Becky McCord, Clerk

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA
COUNTY OF

This Indenture made this **3rd** day of **January, 2005**, between **MAPLE STREET BUILDERS, LLC A GEORGIA LIMITED LIABILITY COMPANY**, of the County of DAWSON, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **RAMON E. BIASUTTO and ANA M. BIASUTTO**, as joint tenants with rights of survivorship and not as tenants in common, 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).

W I T N E S S E T H 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, as joint tenants and not as tenants in common, 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 507 OF THE 4TH DISTRICT, SECTION 1, DAWSON COUNTY GEORGIA RECORDS BEING LOT 8C OF MAPLE STREET TOWNHOMES ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 62, PAGES 59, 61 AND 63 DAWSON COUNTY GEORGIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Subject to all easements and restrictions of record.

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 and not as tenants in common, 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 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right 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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

CHERISE ANN SONTAG
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 10 2008

MAPLE STREET BUILDERS, LLC A GEORGIA LIMITED LIABILITY COMPANY

By: Melissa A Keller-Assistant Secretary
Name/Title:

Name/Title

(CORPORATE SEAL)