#

WARRANTY DEED (FORM 36A)

STATE OF GEORGIA

Tax Map 127
Parcel 32, Lot 17

DEKALB County

THIS INDENTURE, Made the 3rd day of September, in the year one thousand nine hundred eighty-two, between

DAVID S. STEPHENS & KATHLEEN S. STEPHENS BOOK 5953 PAGE 917

of the County of DeKalb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

KEY DEVELOPMENT & CONSTRUCTION CO., INC.

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 AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, 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 Grantee,

ALL that tract or parcel of land lying and being in land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Merrymount Acres, Section Four, of record in Book 4460, pages 126 and 127, Register's Office for said County.

SAID Lot No. 17 fronts 112.20 feet on the Southerly side of Rolling Hills Drive and extends back 1172.78 feet on the Easterly line and 790.94 feet on the Westerly line to a dead line in the rear which is a broken line, measuring 1,075 feet thereon.

BEING the same property conveyed to Cunningham Construction Company, Inc., by deed from Raymond H. Roberts and wife, Mattie L. Roberts, of record in Book 4618, page 864, Register's Office for Davidson County, Tennesse.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 22,200
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22nd DAY OF October 1982
B. Edwards
Deputy Register

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, 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 said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

..... (Seal)
DAVID S. STEPHENS

..... (Seal)
KATHLEEN S. STEPHENS

Notary Public
My commission expires:

6/80

sac

OFFICIAL RECEIPT

BOOK 5953 PAGE 918

DEED prepared by: William Bradley Bryant, Attorney at Law
2015 B Montreal Rd.
Tucker, Georgia 30084

ADDRESS OF OWNER: Key Development & Construction Company Inc.
2015 B Montreal Rd.
Tucker, Georgia 30084

ADDRESS OF PROPERTY: Lot 17 on the plan of Merrymont Acres, Section Four, of record in Book 4460, pages 126 and 127, Register's Office of Davidson County

H 138858
T. IDENTIF. REFERENCE
OCT 22 2 47 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PARTY TO RECEIVE TAX NOTICE: Key Development and Construction Company Inc.
2015 B Montreal Rd
Tucker, Georgia 30084

OATH: This property was transferred for consideration in the amount of $22,200.
Timothy D. E. [illegible]
His Oath

10/22 64.22- CHECK

Tax Map 127, Parcel 32, Lot 17

5642

Mail To: Key Development and Construction Co. Inc
2015 B Montreal Rd
Tucker GA 30084

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5953 PAGE 919

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

22200.00- CO
57.72 CO TX
.50 PRFEE
6.00 WDEED
CHECK 64.22-
5642A10/22/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 13858

IDENTIF. REFERENCE

OCT 22 2 47 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 906259