

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 205.00

Date 6-17-02

DWIGHT S. WOOD
Clerk Superior Court

By SC

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 4327
PAGE(S) 213 THIS 17
DAY OF June 20 02 AT 4:32 PM
DWIGHT S. WOOD, CLERK BY SC 38457, 58

after recording, return to:

SCOTT A. BAILL
STEWART, MELVIN & FROST, LLP
200 MAIN STREET,
HUNT TOWER, SUITE 600
GAINESVILLE, GA 30501

022738

WARRANTY DEED
(SURVIVORSHIP)

THIS INDENTURE is made this 14th day of June, 2002, between

DCH PROPERTIES, INC. d/b/a DCH HOME BUILDERS
(hereinafter referred to as "Grantor")

and

ALLEN BRYANT DOVETON, JR. and ANN DOVETON

(hereinafter referred to as "Grantee")

("Grantors" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees the following described property, to wit:

All that lot, tract, or parcel of land, together with improvements thereon, lying and being in Land Lots 77, 78 & 79 of the 10th Land District of Hall County, Georgia, being Lot 1 of Creekside at Monarch Ridge, Phase One, as shown on the plat of survey prepared for Elrod Road Development, LLC by Farley-Collins Associates, Georgia Registered Land Surveyors, dated October 13, 2000, recorded in Plat Slide 792, Page 216-A of the Hall County, Georgia Plat Records, and which plat is hereby incorporated by reference for a more complete description of said property.

Said property is conveyed subject to all easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the 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 Grantees forever in FEE SIMPLE as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

Notary Public



DCH PROPERTIES, INC.
d/b/a DCH HOME BUILDERS

BY: RICHARD S. ADAMS
TITLE: President
(CORPORATE SEAL)