

Polk County, Georgia
Real Estate Transfer Tax
Paid \$ 32.50
Date 3/4/23/2004
3/10/23/2004
When assessed 10/1/03

REC: 59326
DATE: 4-23-04
CHECK: 8660
TT: 59327/8638

Return Recorded Document to:
COBB & HYRE
6085 LAKE FORREST DRIVE
SUITE 200
ATLANTA, GA 30328

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

File #: 04-6907

This Indenture made this 20th day of April, 2004 between MARK HORTON, of the County of POLK, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and LARRY A. GOFF and RACHEL FRANCO, 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 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,

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 9.62 ACRES, LYING AND BEING IN LAND LOT 699 IN THE 2ND DISTRICT AND 4TH SECTION, IDENTIFIED AS BEING TRACT 12, OF THE HUNT DEVELOPMENT, AND BEING MORE PARTICULARLY SHOWN ACCORDING TO A PLAT OF SURVEY OF THE HUNT DEVELOPMENT, DATED OCTOBER 13, 1994, AND RECORDED IN PLAT BOOK R, PAGE 146, 147 & 148, POLK COUNTY, GEORGIA DEED RECORDS. THIS PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID TRACT.

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 day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature] (Seal)
MARK HORTON

[Signature]
Notary Public



____ (Seal)

Georgia, Polk County
Filed in Office this 23 day of April
2004 at 11:00 AM Recorded in Deed
Book 1003 Page 491 This 23
day of April, 2004
Shirley Waldo, Clerk