

THE LAW OFFICES OF SAM F. MAGUIRE
4840 ROSWELL ROAD, E400
ATLANTA, GA 30342
FILE #SAMPLE2

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

This Indenture made this **6th** day of **December**, in the year **2000**, between **JOHN SMITH**, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **SAM F. MAGUIRE, JR.**, 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 (\$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 LYING AND BEING IN LAND LOT 278 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 4, BLOCK I OF SECTION TWO OF ASHFORD VILLAGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 20, DEKALB COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

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:

Witness

JOHN SMITH (Seal)

Notary Public

(Seal)

(Seal)

