

Transfer Tax \$122.60
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

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Daniel O. Duncan, P.C.
125 TownPark Drive, Ste 300
Kennesaw, Ga 30144

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

File #: BFL10073

This Indenture ^{19th} made this ~~18th~~ day of **March, in the year Two Thousand Nine** between **MCBRIDE & SON HOMES ATLANTA, LLC**, of the County of CHEROKEE, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **STEPHEN P. ROWLAND**, 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,

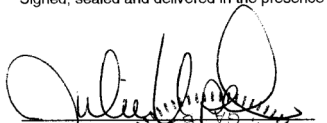

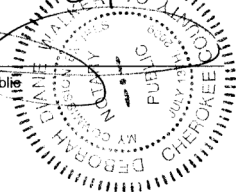
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 610 OF THE 21ST DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING LOT 110 OF VICTORIA CROSSING TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 119 THROUGH 126, CHEROKEE COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

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

Notary Public


MCBRIDE & SON HOMES ATLANTA, LLC


(Seal)
BY: **MARC E. BRUFFETT**, General Manager

Marc E. Bruffett
General Manager