

AFTER RECORDING RETURN TO:
THE FRYER LAW FIRM, P.C.
70 LENOX POINTE
ATLANTA, GEORGIA 30324
File No. 2006-02621

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE made this 29th day of June, 2006 between DAVID H. SCHAEFFER and KEITH R. BEVAN of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DAVID PEASE and MIMI HERRERA-PEASE, AS JOINT TENANTS WITH RIGHTS TO SURVIVORSHIP AND NOT AS TENANTS IN COMMON, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 Grantees,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 53, 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

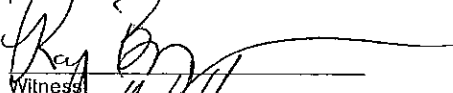
BEGINNING AT AN IRON PIN SET ON THE EASTERN RIGHT OF WAY OF KELLY STREET 108.00 FEET NORTHERLY FROM THE INTERSECTION FORMED BY THE EASTERN RIGHT OF WAY OF KELLY STREET AND THE NORTHERN RIGHT OF WAY OF SYDNEY STREET; RUNNING THENCE ALONG THE EASTERN RIGHT OF WAY OF KELLY STREET NORTH 02 DEGREES 00 MINUTES 00 SECONDS EAST 42.50 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 88 DEGREES 18 MINUTES 00 SECONDS EAST 106.90 FEET TO A 1/2" REBAR FOUND; RUNNING THENCE SOUTH 06 DEGREES 57 MINUTES 35 SECONDS EAST 44.30 FEET TO AN IRON PIN SET ON THE NORTHERN SIDE OF AN ALLEY (NOT OPEN); RUNNING THENCE ALONG SAID ALLEY NORTH 87 DEGREES 38 MINUTES 52 SECONDS WEST 113.80 FEET TO AN IRON PIN SET ON THE EASTERN RIGHT OF WAY OF KELLY STREET AND THE POINT OF BEGINNING; ALL ACCORDING TO PLAT OF SURVEY PREPARED BY SURVEY SYSTEMS & ASSOC., INC., DATED June 28, 2006; BEING THE SAME PROPERTY CONVEYED BY DEED AT DEED BOOK 30077, PAGE 269, FULTON COUNTY, GEORGIA RECORDS; BEING KNOWN AS 474 KELLY STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA.

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.

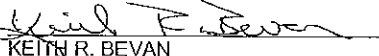
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness

Notary Public
My commission expires:


DAVID H. SCHAEFFER


KEITH R. BEVAN