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RETURN TO:
REPUBLIC TITLE INSURANCE AGENCY, INC.
2781 WINDY RIDGE PARKWAY
ATLANTA, GEORGIA 30338

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 199.90
TOM LAWLER CLERK OF
SUPERIOR COURT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
2002 APR 25 AM 8 00
TOM LAWLER, CLERK

832 Roget Way
Lawrenceville

LIMITED AND SPECIAL
WARRANTY DEED

STATE OF California
COUNTY OF San Diego

This Indenture made this 25th day of MARCH in the year 2002, between BANK ONE, N.A., AS TRUSTEE of the County of SAN DIEGO, State of California, as party or parties of the first part, hereinafter called Grantor, and LINDA A. LAVELLE, 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 of 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 119 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK A, OF THE ESTATES AT GREAT OAKS LANDING SUBDIVISION, UNIT ONE AS PER PLAT RECORDED IN PLAT BOOK 79, PAGE 174, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Subject to all easements and restrictions of record.

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, claiming by, through or under Grantor.

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

Pearl L. Robinson
Witness PEARL L. ROBINSON

Julie K. Jenkins
Notary Public
(Notary Seal)



BANK ONE, N.A., AS TRUSTEE

Gregg M. Buckley
Name/Title (Seal)

Name/Title

(Corporate Seal)

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