

NOV.02'2007 11:14 770 985 2484

Bryan Utility Contractors

#5134 P.006

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FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA

JOHN K. HALEY  
HALEY & HALEY  
4484-A COMMERCE DRIVE  
BUFORD, GA. 30518

4346 Preserve Trl.  
Snellville

04 DEC 14 PM 2:00

TOM LAWLER, CLERK  
067-2004-003238  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 178.90  
TOM LAWLER CLERK OF  
SUPERIOR COURT



WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS DEED, made this 28th day of October in the Year of Our Lord  
Two Thousand Four (2004) between

NORTHPOINTE COMMUNITIES, LLC

("Grantor")

and

NATHANIEL JACKSON

("Grantee")

(The terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT: Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and unto Grantee, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 337 OF THE 4TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 7, BLOCK A OF PRESERVE @ OAK HOLLOW, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 120, PAGE 294-296 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Subject to easements, conditions and restrictions of record affecting the herein described property,

TO HAVE AND TO HOLD the above-described tract or parcel of land, together 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 Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above-described tract or parcel of land unto the Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

NORTHPOINTE COMMUNITIES, LLC

Signed, sealed and delivered in the presence of:

BY: Samantha Molterman, J.P. (SEAL)  
SAMANTHA MOLTHERMAN, ATTORNEY IN FACT

[Signature]  
Notary Public  
My Commission Expires: SEPT. 2 2008  
JOHN K. HALEY  
NOTARY PUBLIC  
GWINNETT COUNTY, GEORGIA

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