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BK 1403PG0553

FILED
SUPERIOR COURT
BARROW COUNTY, GA

2008 MAY 28 PM 3:39

GLORIA M. WALL, CLERK

565 Caseys Crossing
Winder

Barrow County, Georgia Real Estate Transfer Tax
Paid \$ 109.90
Date 5-28-08
OTR # 001-2008-001693
Gloria M. Wall
Clerk of Superior Court

After Recording Return To:
Beau Kaye & Associates, LLC
258 North Broad Street,
Winder, Georgia 30680
File No. 8W345K

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

This Indenture made this 16th day of May, in the year Two Thousand Eight, between **Dedra Turner**, of the County of Barrow, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Proc Properties, LLC**, 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 the 243rd District, G.M., Barrow County, Georgia, and being known as Lot 11, Block A, Phase One within Finnigan's Junction Subdivision and being more particularly described and delineated within a Plat and Survey recorded at Plat Book 44, Page 229, Barrow County, Georgia Records; which said plat and the recording thereof are hereby incorporated herein by reference for a more detailed description of the property.

Property subject to Protective Covenants dated April 28, 1995, and recorded at Deed Book 282, Page 511, Barrow County, Georgia Records.

THIS CONVEYANCE is subject to all restrictions and easements 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 **FEB 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 signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public



[Signature] (Seal)
Dedra Turner

_____ (Seal)

_____ (Seal)