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Transfer Tax: \$68.00
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Warranty Deed With Right of Survivorship

STATE OF GEORGIA
COUNTY OF FANNIN

THIS INDENTURE is made the 25th day of October, 2007, between **David R. Stephens and Carla G. Stephens** of the County of Fannin, State of Georgia ("Grantor"), and **Bret A. Graddy and Charlene D. Graddy**, as joint tenants with right of survivorship and not as tenants in common, of the State of Georgia ("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 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 45, 46, 63 & 64, 8th District, 1st Section, Fannin County, Georgia, Being Lot 63 of Natures Courtyard as per plat recorded in Plat Hanger D-210, Page 5, Fannin County, Georgia Records. Said plat is incorporated herein by reference and made a part hereof for a more complete metes and bounds description.

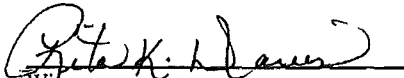
SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

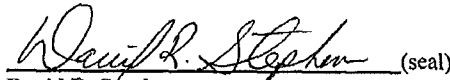
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE.

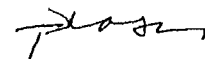
AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

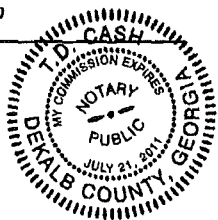
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

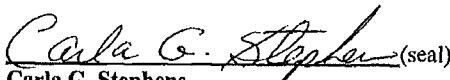
Signed, sealed and delivered in the presence of:



Witness

 (seal)
David R. Stephens


Notary Public



 (seal)
Carla G. Stephens

BY 
AS A.I.F.