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GEORGIA HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 4547
AND RECORDED IN BOOK 299
PAGE(S) 299 THIS 25
DAY OF April 20 03 AT 10:30 am
DWIGHT S. WOOD, CLERK BY CG

47648-49-50

after recording, return to:
Scott A. Ball
Stewart, Melvin & Frost LLP
P.O. Box 3280
Gainesville, GA 30503



HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 157.50

Date 4-25-03

DWIGHT S. WOOD
Clerk Superior Court

By CG

WARRANTY DEED

THIS INDENTURE is made this 24th day of April, 2003, between

CAROL E. WALDROP
(hereinafter referred to as "Grantor")

and

KRYSTAL MULLINS
(hereinafter referred to as "Grantee")

("Grantors" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees the following described property, to wit:

All that lot, tract, or parcel of land, together with improvements thereon, lying and being in Land Lot 156 of the 10th Land District of Hall County, Georgia, and being Lot 6, Berkshire Ridge Subdivision, as shown on the Subdivision plat recorded in Plat Slide 790, Page 137A of the Hall County, Georgia Plat Records, and which plat is hereby incorporated by reference for a more complete description of said property.

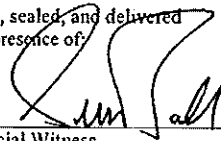
Said property is conveyed subject to the Restrictive Covenants for Berkshire Ridge Subdivision recorded in Deed Book 3756, Page 63 of the Hall County, Georgia Deed Records.

TO HAVE AND TO HOLD the 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 Grantees forever in **FEE SIMPLE**.

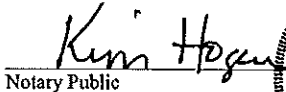
AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons whomsoever.

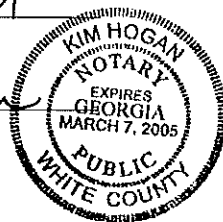
EXECUTED under seal as of the date above.

Signed, sealed, and delivered in the presence of:



Unofficial Witness


Notary Public




CAROL E. WALDROP

EXHIBIT "A"

All those tracts or parcels of land, lying and being in Land Lot 156, 10th Land District, Hall County, Georgia, designated as Lots 1 through 20 of the Berkshire Ridge Subdivision, as more particularly described on a survey prepared for Berkshire Ridge Subdivision by Patton-Boyer, Inc., Registered Surveyors, dated August 7, 2000, as recorded in plat slide 790, page 137A, of the Hall County, Georgia, plat records, said plat description of said lots being specifically incorporated herein by reference.
