

HALL COUNTY, Georgia
Real Estate Transfer Tax

000392

Paid \$ 153.00
Date 12-6-2000
By DWIGHT S. WOOD
Clerk Superior Court

Georgia, Hall County, Clerk Superior Court
Filed in office, this 6 day of Dec
20 00 at 3:30 p.m. Recorded in
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this 7 day of Dec, 20 00
DWIGHT S. WOOD, CLERK, by: 1183734

Return to:
T. Treadwell Syfen
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, Georgia 30603

WARRANTY DEED

033341

GEORGIA, COUNTY OF HALL.

THIS INDENTURE, made this 5th day of December in the Year of Our Lord Two Thousand between JENNIFER PITTMAN HUDSON f/k/a JENNIFER ELAINE PITTMAN of the State of Georgia and County of Hall (hereinafter called "GRANTOR"), and JOHN D. PAYNE AND MELANEE G. PAYNE of the State of Georgia and County of Hall (hereinafter called "GRANTEE"),

WITNESSETH, That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER 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 the said GRANTEE the following described property, to-wit:

All that tract or parcel of land together with improvements thereon, situate, lying and being in GMD 411, City of Gainesville, Hall County, Georgia and being all of Lot One (1) of Piedmont Oaks Subdivision, as shown on final plat of survey of said subdivision prepared by Albert M. Wynn, Jr., Registered Surveyor Number 2178, dated September 23, 1987, revised November 10, 1987, and recorded December 6, 1987 in Plat Book 126, pages 48-49 of the Plat Records of Hall County, Georgia, which plat of survey is incorporated herein by reference hereto.

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 whomsoever.

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered
in presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
Hall County, Georgia

[Signature] (SEAL)
JENNIFER PITTMAN HUDSON f/k/a
JENNIFER ELAINE PITTMAN

My Commission Expires: _____
Notary Public, Hall County, Georgia
My Commission Expires Jan 14, 2003

