

WHEN RECORDED RETURN TO:  
KANE THOMAS & BROWN, LLC  
241 HERITAGE WALK  
WOODSTOCK, GEORGIA 30188

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TREVA W. SHELTON  
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TREVA W. SHELTON  
PAULding COUNTY CLERK

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

This Indenture made this **4th** day of **March**, in the year **Two Thousand Five**, between **JEREMY RUTENBERG AND ASSOCIATES, INC.**, of the County of CHEROKEE, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **ANDREW A. CONSTANTINE**, 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 LAND LOT 249, 3RD DISTRICT, 3RD SECTION, PAULDING COUNTY, GEORGIA, BEING LOT Q-62, BENTWATER SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 59, PAULDING COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.**

**Subject to restrictive covenants 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 **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.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness  
Notary Public  
TREVA W. SHELTON  
NOTARY PUBLIC  
CHEROKEE COUNTY  
EXPIRES  
GEORGIA  
July 4, 2007

(Seal)  
JEREMY RUTENBERG AND ASSOCIATES, INC.  
(Seal)  
(Seal)

RECORDED 3-21-2005  
TREVA W. SHELTON, CLERK  
SUPERIOR COURT, PAULDING CO.