

RETURN TO:
THE LAW OFFICE OF KENNETH R. LUTHER
1995 NORTH PARK PLACE, SUITE 100
ATLANTA, GEORGIA 30339
0692-01

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA
01 OCT 10 PM 4:28
BOOK 4807 PAGE 399
Anne M. Renshaw

1/2 10.00
36999
CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$ 254.00 ✓
DATE October 10, 2001
Anne M. Renshaw
CLERK OF SUPERIOR COURT

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA
COUNTY OF

This Indenture made this 13th day of August, 2001, between GERALD TOD KING and LISA MCRAE KING, of the County of CHEROKEE, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and KEVIN B. O'CONNELL and MARIA A. O'CONNELL, as joint tenants with rights of survivorship and not as tenants in common, 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 195 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING LOT 1 AND PART OF LOT 2, E. E. TURNER SUBDIVISION, AS PER SURVEY BY WEST GEORGIA SURVEYORS, INC. DATED JULY 28, 1995, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF UNIVETER ROAD (60 FOOT RIGHT OF WAY), 599.9 FEET SOUTHEASTERLY AS MEASURED ALONG THE NORTHEASTERLY SIDE OF UNIVETER ROAD FROM THE POINT WHERE THE NORTHEASTERLY SIDE OF UNIVETER ROAD INTERSECTS THE CENTERLINE OF WOOD VALLEY ROAD; THENCE NORTH 02 DEGREES 46 MINUTES 56 SECONDS EAST 233.22 FEET TO AN IRON PIN FOUND; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 272.44 FEET TO A POINT AND CORNER; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST A DISTANCE OF 359.45 FEET TO A POINT SITUATED ON THE NORTHEASTERLY SIDE OF UNIVETER ROAD; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY SIDE OF UNIVETER ROAD A DISTANCE OF 310.74 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM KING TRADITIONS, INC. TO GERALD TOD KING AND LISA MCRAE KING VIA WARRANTY DEED DATED 1/10/96 AND RECORDED IN DEED BOOK 2278, PAGE 330, CHEROKEE COUNTY, GEORGIA RECORDS.

Subject to all easements and restrictions 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 in joint tenants, if so, 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.

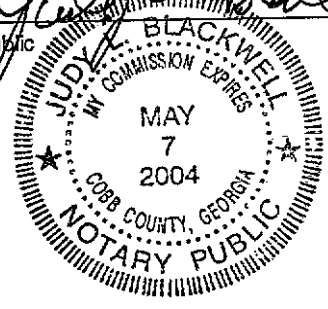
Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature] (Seal)
GERALD TOD KING

[Signature]
Notary Public

[Signature] (Seal)
LISA MCRAE KING



____ (Seal)

Rec 10-12-2001