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Real Estate Transfer Tax \$817.40
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

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FILE NO. 060046

AFTER RECORDING RETURN TO:
JILL ELLIOTT, LLC
2475 Northwinds Parkway, Suite 150
Alpharetta, Georgia 30004
770-521-1180

STATE OF GEORGIA COUNTY OF FULTON

**LIMITED WARRANTY DEED
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

THIS INDENTURE made this 28th day of February, in the year Two Thousand Six, between

TOM NAIL BUILDERS, INC.,

as party or parties of the first part, hereinafter called Grantor, and

**LANCE K. JEFFREYS and MARGARET S. JEFFREYS,
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,**

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 DOLLARS** and other good and valuable consideration (\$10.00) 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 329 OF THE 2ND DISTRICT AND 2ND SECTION OF FULTON COUNTY, GEORGIA, BEING LOT 392, THE MANOR GOLF COURSE AND COUNTRY CLUB, (F/K/A CASTLE POINTE) PHASE 1-A, AS PER PLAT RECORDED IN PLAT BOOK 253, PAGES 34-40, AND REVISED IN PLAT BOOK 263, PAGES 123-129, FULTON COUNTY, GEORGIA RECORDS; WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

AFFIDAVIT OF OWNER IS ATTACHED HERETO AS EXHIBIT "A" AND BUILDER'S AFFIDAVIT IS ATTACHED HERETO AS EXHIBIT "B" AND INCORPORATED HEREIN BY SPECIFIC REFERENCE.

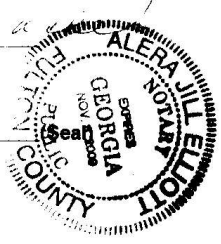
Subject to all easements, rights-of-way, and restrictive covenants of record.

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 owning, holding, or claiming by, through, or under said party of the First Part.

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 _____


TOM NAIL BUILDERS, INC.
By: _____ (Seal)
Name: TOM S. NAIL
Title: PRESIDENT
(Corporate Seal)