

Cross reference:

Power of Attorney recorded in Deed  
Book 2216, Page 165, Bartow County  
Records.

PT: 61 008 2007 006169

Return to:  
Morris|Hardwick|Schneider, LLC  
680 Douthit Ferry Road Suite 105  
Cartersville, GA 30120  
File #: CTV-071100840S

State of Georgia  
County of Bartow

WARRANTY DEED

DOC# 023383  
FILED IN OFFICE  
12/06/2007 04:20 PM  
BK:2255 PG:305-305  
GARY BELL  
CLERK OF SUPERIOR  
COURT  
BARTOW COUNTY  
REAL ESTATE TRANSFER T  
AX  
FEE ID: \$69.00

THIS INDENTURE made this 30th day of November, 2007, between

Carey E. James and Susan M. James

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

Anthony Heyward and Victoria Heyward

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 DOLLARS (\$10.00) and other good and valuable consideration 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 215 of the 17th District, 3rd Section Bartow County, Georgia, being Lot 22, of The Derby Subdivision, as per plat thereof recorded in Plat Book 58, page 315 A-H, Bartow County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

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, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

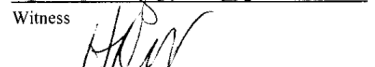
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

My Commission Expires:

 (Seal)

Carey E. James  
as attorney

 (Seal)  
Susan M. James