

Please return to: MCMANAMY MCLEOD HELLER, LLC  
100 ASHFORD CENTER NORTH, STE. 120  
ATLANTA, GA 30338  
File # 10-03-2393

Deed Book 49417 Pg 350  
Filed and Recorded Oct-01-2010 08:30am  
2010-0356809  
Real Estate Transfer Tax \$650.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

[Exhibit "A": Legal Description](#)



STATE OF GEORGIA  
COUNTY OF FULTON

**WARRANTY DEED**

THIS INDENTURE made this 23rd day of September, 2010 between

**RICHARD GRAVES and SARA SMITH GRAVES F/K/A SARA SMITH**

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

**DANIEL REDWINE and MEREDITH REDWINE**  
as Joint Tenants With Right 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 16 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 12, BLOCK 2, HIGHLAND PARK SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH SIDE OF ST. CHARLES AVENUE 550 FEET EAST ALONG SAID STREET FROM THE NORTHEASTERN CORNER OF ST. CHARLES AVENUE AND FREDERICA STREET AND RUNNING THENCE EAST ALONG THE NORTH SIDE OF ST. CHARLES AVENUE 50 FEET; THENCE NORTH 200 FEET TO A 10 FOOT ALLEY; THENCE WEST ALONG THE SOUTH SIDE OF SAID ALLEY 50 FEET; THENCE SOUTH 200 FEET TO THE NORTH SIDE OF ST. CHARLES AVENUE AND THE POINT OF BEGINNING; BEING IMPROVED KNOWN AS NO. 1038 (FORMERLY NO. 364) ST. CHARLES AVENUE, N.E., ACCORDING TO THE PRESENT SYSTEM OF NUMBERING OF HOUSES IN THE CITY OF ATLANTA, GEORGIA.**

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 first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public  
My commission expires

RICHARD GRAVES

SARA SMITH GRAVES F/K/A SARA SMITH

