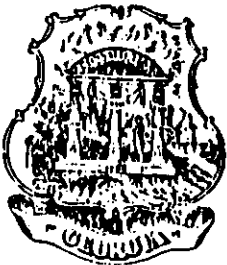


WARRANTY DEED

5000

American Seal & Stamp Co. — Atlanta, Ga.

STANDARD WARRANTY DEED



STATE OF GEORGIA,

COBB

County.

THIS INDENTURE, made this 18th day of MAY

in the year of our Lord One Thousand Nine Hundred and NINETY-THREE

between RONALD W. VARNER

of the State of GEORGIA and County of COBB of the first part

and MARCIA H. CUTTER and DAVID M. CUTTER

of the State of GEORGIA and County of COBB of the second part

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN AND NO CENTS DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged he is granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said part, i.e. of the second part, their heirs and assigns, all that tract or parcel of land lying and being in as follows:

32.00 ALL THAT TRACT or parcel of land lying and being in Land Lot 145 of the 1st District, 2nd Section of Cobb County, Georgia and being identified and depicted as Dwelling Unit No. 110, Building 1, (hereinafter referred to as the "Dwelling"), on that certain As-Built Site Plan for Park Ridge Condominium, dated Marh 13, 1981, revised April 24, 1981, recorded in Condominium Plat Book 3, Page 75, Cobb County, Georgia records, together with all right, title, and interest of Grantor in the dwelling and the appurtenances thereto under that certain Declaration of Condominium for Park Ridge Condominium, recorded in Deed Book 2348, Page 150, aforesaid records, as may be amended from time to time by amendments thereto filed for record on the aforesaid records (said Declaration including all exhibits thereto and amendments thereto hereinafter being referred to as the "Declaration of Condominium for Park Ridge Condominium"). The interest herein being conveyed includes without limiting the generality of the foregoing, the undivided percentage interest in the common elements of Park Ridge Condominium appurtenant to the Dwelling, as the same is specified in the Declaration of Condominium for Park Ridge Condominium, together with all tenements, hereditaments and appurtenances thereto subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said part i.e. of the second part, their heirs and assigns forever, IN FEE SIMPLE.

And the said part y of the first part, for his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part y of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

III WITNESS WHEREOF, The said part y of the first part he is hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of
Pet Gardner - Rose
Witness

Ronald W. Varnier
RONALD W. VARNER (Seal)

Notary Public
Notary Expires
Notary Seal

FILED AND RECORDED

93 MAY 24 AM 7:45

COBB COUNTY CLERK

32.00
5-24-93
Cobb County Clerk
J. C. Thompson
Clerk of Superior Court

BK7332PG0502