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Prop. # 9  
115 Brookview  
Terrace

LOWNDES COUNTY, GA  
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File No.: 04076J

Lowndes County, Georgia  
Real Estate Transfer Tax

Paid \$ 117.00

Date Feb 23, 2004

Sara L. Crow  
Clerk, Superior Court

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF LOWNDES

Map & Parcel No.: V065/046

This Indenture made this 23rd day of February, 2004, between ASHOK KUMAR and MADHU KUMAR of the County of LOWNDES, State of GEORGIA, as party/parties of the first part, hereinafter called Grantor, and CANAAN PROPERTIES, LLC of the County of LOWNDES, State of GEORGIA, as party/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,

All that tract or parcel of land situate, lying and being in Land Lot No. 36, in the 11th Land District in the City of Valdosta, Lowndes County, Georgia, and more particularly described as being Lot No. 13, in Block "E", Section No. 2, of Windsor Park Subdivision, all as appears of record in the office of the Clerk of the Superior Court of Lowndes County, Georgia, in Plat Record Book "B", Page 13, which plat is made a part hereof by due reference thereto.

NEVERTHELESS HOWEVER, this deed and the warranties contained herein are subject to the following:

1. Ad Valorem Taxes and Assessments for 2004 and subsequent years.
2. Applicable 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 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  
Joseph E. Vallott

Ashok Kumar (Seal)  
ASHOK KUMAR

Sheri L. Rogers  
Notary Public

Madhu Kumar (Seal)  
MADHU KUMAR

