

Return to:
MCCALLA, RAYMER, PADRICK, COBB,
NICHOLS & CLARK, LLC
50 WHITLOCK PLACE
MARIETTA, GA 30064

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA
COBB COUNTY

FILED & RECORDED
98 MAY 18 PM 3:36
J. L. Stephenson
COBB SUPERIOR COURT CLERK

THIS INDENTURE, made the 16th day of April, in the year one thousand nine hundred Ninety-Eight, between WILLIAM C. TOWNS

of the County of Cobb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM C. TOWNS and NANCY O. TOWNS

as joint tenants with survivorship and not as tenants in common as 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 NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 83 of the 16th District, 2nd Section, Cobb County, Georgia, being LOT 5, BLOCK C, UNIT II, LINCOLN SUBDIVISION, as per plat recorded in Plat Book 51, Page 155, Cobb County Records, which plat is hereby referred to and made a part of this description, being improved property known as 4781 Lincoln Drive according to the present system of numbering houses in said county.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to the Official Code of Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenants estates with right of survivorship and not as tenants in common.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Witness

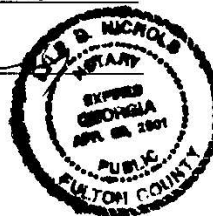
Notary Public

William C. Towns (Seal)
WILLIAM C. TOWNS

(Seal)

(Seal)

(Seal)



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