

Deed Book 38683 Pg 495
Filed at: Recorded Oct-19-2004 08:36am
2004-0316907
Real Estate Transfer Tax \$0.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

Please Return to:
McCalla, Raymer, Padrick, Cobb, Nichols & Clark
Building 400, Suite 1050
1000 Abernathy Road
Atlanta, GA 30328

5814803
Purchaser: Zion Missionary Baptist Church Roswell, Georgia, Inc.
Property: 944 Myrtle Street, Roswell GA 30075

LIMITED WARRANTY DEED

STATE OF COUNTY OF

THIS INDENTURE, made this 4th day of August, 2004, in the year of our Lord Two Thousand and Four, between **Federal Home Loan Mortgage Corporation a United States Corporation** as party of the first part; and **Zion Missionary Baptist Church of Roswell, Georgia, Inc.** as party of the second part.

WITNESSETH; that the said party of the first part, 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 receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, and assigns:

All that tract or parcel of land lying and being in Land Lot 425, of the First District, Second Section, of formerly Cobb County, now Fulton County, Georgia, and being a part of the property as shown on the plat of survey made by C.E. Abercrombie, Registered Land Surveyor, dated January 4, 1962, and being more particularly described as follows:

Beginning at a point marked by an iron pin on the west side of Myrtle Street four hundred thirty-four (434) feet south from the southwest corner of the intersection of Myrtle Street and Morezess Street; and running thence south along the west of Myrtle Street seventy-four and six-tenths (74.6) feet to an iron pin; and running thence west, and forming an interior angle of 87 degrees 29 minutes with the preceding course, for a distance of two hundred eleven and five tenths (211.5) feet to an iron pin; and running thence north, and forming an interior angle of 92 degrees 07 minutes with preceding course, for a distance of seventy-four and seven tenths (74.7) feet to an iron pin; and running thence east two hundred eleven (211) feet to the iron pin on the west side of Myrtle Street, the point of beginning and being a part of the same property as that conveyed to the Club Eighteen, Inc. by Warranty Deed from Mrs. Irene Talley Davis, et al, dated July 29, 1961 and recorded in Deed Book 3760, Page 257, Fulton County Records; and being improved property having a dwelling located thereon, known as No. 944 Myrtle Street, Roswell, Georgia.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said party of the second part, and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part. and assigns, against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

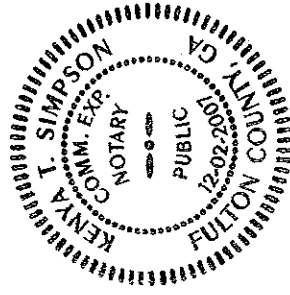
IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered

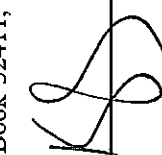
in the presence of:


Witness


Notary Public



Federal Home Loan Mortgage Corporation by
Kelley Ray, their atty-in-fact, pursuant to Power of Atty
recorded in Deed Book 32411, Page 320 Fulton County,
Georgia Records.

By: 

(CORPORATE SEAL)