

2832 Havenwood Dr, Conyers  
GA 30094  
Tax Deed \$65,000  
Payoff in 36 Days  
\$13k Profit.  
200% Annualized Return.



### Property Detail Report

Subject Property

**2832 Havenwood Dr  
Conyers, GA 30094-8005  
Rockdale County**



**Owner Info:**

Owner Name : <b>Ernest Inc</b>	Tax Billing Zip+4 : <b>8124</b>
Tax Billing Address : <b>70 Shoals Creek Rd</b>	Annual Tax : <b>\$4,268</b>
Tax Billing City & State : <b>Covington GA</b>	State Use : <b>Res-Lot W/Imprv</b>
Tax Billing Zip : <b>30016</b>	Universal Land Use : <b>SFR</b>

**Location Info:**

School District : <b>Rockdale County Sd</b>	Carrier Route : <b>R019</b>
Census Tract : <b>604.05</b>	Zoning : <b>R1</b>

**Tax Info:**

Tax ID : <b>031-B-01-0113</b>	Total Assessment : <b>\$294,100</b>
Tax Year : <b>2009</b>	% Improv : <b>79%</b>
Annual Tax : <b>\$4,268</b>	Tax Appraisal Area : <b>01</b>
Assessment Year : <b>2009</b>	Legal Description : <b>&amp;LI 111 Havenwood Dr-L75 U5</b>
Land Assessment : <b>\$62,500</b>	Parcel ID : <b>031B010113</b>
Improved Assessment : <b>\$231,600</b>	

**Characteristics:**

Cooling Type : <b>Central</b>	Heat Type : <b>Central</b>
Lot Acres : <b>.61</b>	Patio Type : <b>Wood Deck</b>
Garage Type : <b>Garage</b>	Basement Sq Feet : <b>1190</b>
Garage Sq Ft : <b>483</b>	Building Sq Ft : <b>2,663</b>
Roof Material : <b>Asphalt Shingle</b>	Stories : <b>2</b>
Condition : <b>Good</b>	Interior Wall : <b>Plaster</b>
Exterior : <b>Brick</b>	Total Rooms : <b>8</b>
Floor Cover : <b>Carpet/Hardwood</b>	Bedrooms : <b>4</b>
Foundation : <b>Masonry</b>	Total Baths : <b>3</b>
Full Baths : <b>2</b>	Half Baths : <b>1</b>
Year Built : <b>2006</b>	Effective Year Built : <b>2006</b>
Topography : <b>Above Street</b>	Water : <b>Public</b>
Sewer : <b>Septic Tank</b>	

**Last Market Sale:**

Owner Name : **Ernest Inc**

**Features:**

Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
Gar0 :	<b>483</b>					
1.0 :	<b>1,190</b>					
Wd2 :	<b>260</b>					
Brick Landing :	<b>24</b>					
No Description :	<b>1,473</b>					

Courtesy of SAM STINNETT  
FMLS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

# DSS Capital Partners

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3168 Mercer University Dr Ste #102  
Atlanta, GA 30341

Sam Cell 404-229-8004

## Tax Deed Payoff Request

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Parcel # **031-B-01-0113**

Address: **2832 Havenwood Dr, Conyers GA 30094 (Rockdale County)**

Tax Deed Date: April 2010

Principal Amount: \$65,000.00

Redemption Premium: \$13,000.00

**Total Payoff Request: \$78,000.00**

The amounts due listed above are subject to increase in accordance with Georgia law. All amounts submitted as final payoff are subject to verification, and you or the party making payment will be responsible for any amounts that remain outstanding after payment is made due to adjustments or inadvertent clerical error.

Payment is due in full on the above property in the amount of \$78,000.00

This payoff is valid if payment is RECEIVED ON OR BEFORE 5/15/2010

Please make certified funds or money order payable to **DSS Capital Partners LLC**

DSS Capital Partners LLC  
Attn: Sam Stinnett  
3168 Mercer University Dr Ste #102  
Atlanta, GA 30341

Approved by:

## **DSS Capital Partners LLC Wiring Instructions:**



SunTrust Bank, Atlanta GA 30341

SunTrust Routing # 061000104

SunTrust Account # 1000099653981

Please call Sam Stinnett at 404-229-8004 for any wiring problems. Please email [Sam@atlantadiscountproperties.com](mailto:Sam@atlantadiscountproperties.com) once a wire has been sent. Thanks.

Please include a copy of this payoff request and the Parcel ID clearly identified on the check or wire transfer.

30296 (04/01)



# CASHIER'S CHECK

## No. 2339502419

93-38  
929

DATE: MAY 11, 2010

PAY SEVENTY EIGHT THOUSAND DOLLARS AND 00 CENTS

\$ 78,000.00

TO THE ORDER OF: DSS CAPITAL PARTNERS

PURPOSE/REMITTER: LOAN# 6003240606

Location: 2339 SOUTHTOWN

U.S. Bank National Association  
Minneapolis, MN 55480

  
AUTHORIZED SIGNATURE

⑈ 2339502419⑈ ⑆092900383⑆ 150080235222⑈



*Thank you for banking with SunTrust*  
For Account Information call 800.SunTrust (800.786.8787)

100 CHECK DEPOSIT  
\*\*\*\*\*0981 Bus. Date 12May2010  
315 TELL OVR  
11035806 144602 4 78,000.00 TOTAL  
Transaction Date: 12May2010 15:24:11

101829 (5/07)

This is your receipt showing bank, date, time, type of account and amount.  
All deposits are credited to your account subject to verification and final payment.