TO: FULTON COUNTY LAND OFFICE

FROM: JAMES R. MARSHALL

DATE: AUGUST 2, 1993

PROJECT: COUNTY OWNED PROPERTIES

PARCEL: 14-39-5-88-6

ADDRESS: 1851 Jonesboro Road, City of Atlanta

Lukewood Health Center TITLE REPORT

This will certify that record title to the subject property vests in FULTON COUNTY as of JUNE 26, 1993 by virtue of the attached deeds, subject to the following standard and special exceptions:

LEGAL DESCRIPTION OF SUBJECT PROPERTY IS ATTACHED AND IDENTIFIED AS EXHIBIT "A".

### STANDARD EXCEPTIONS

- a) Any matters which would be disclosed by a current survey and inspection of the premises.
- b) Any matter not shown by the public records or that is improperly indexed of record.
- c) This report is limited to the names of married women as they appear in the chain of title.
- d) Title to any portion of the premises lying within the boundary of any public road and all easements lying within and under.
- e) Riparian rights in and to the premises, or upper and lower riparian owners.
- f) Rights of tenants in possession of and claims of adverse possession.
- g) All municipal or county ruling, law, ordinance or regulation and all governmental regulations regarding the use or occupancy of subject property.
- h) Unrecorded claims of lien for labor or material furnished for the improvement of subject property.
- i) Liens for street improvements or sewer assessments not properly placed of record.

- Past due water bills which will deter municipal or county authorities from transferring water meters until the bill is paid.
- Liens for taxes not yet due and payable. k)
- Assessments for pay as you enter water or sewer lines. 1)
- Ad valorem tax Fi. Fa's, executions and/or transfers that m) are not properly filed in the General Execution Docket.
- Accuracy of any and all temporary computer generated indices n)

## SPECIAL EXCEPTIONS

- Taxes have not been ordered bacause the property is listed a) as exempt.
- Security Deeds: NONE b)
- Liens: NONE c)
- Easements or restrictions: d)

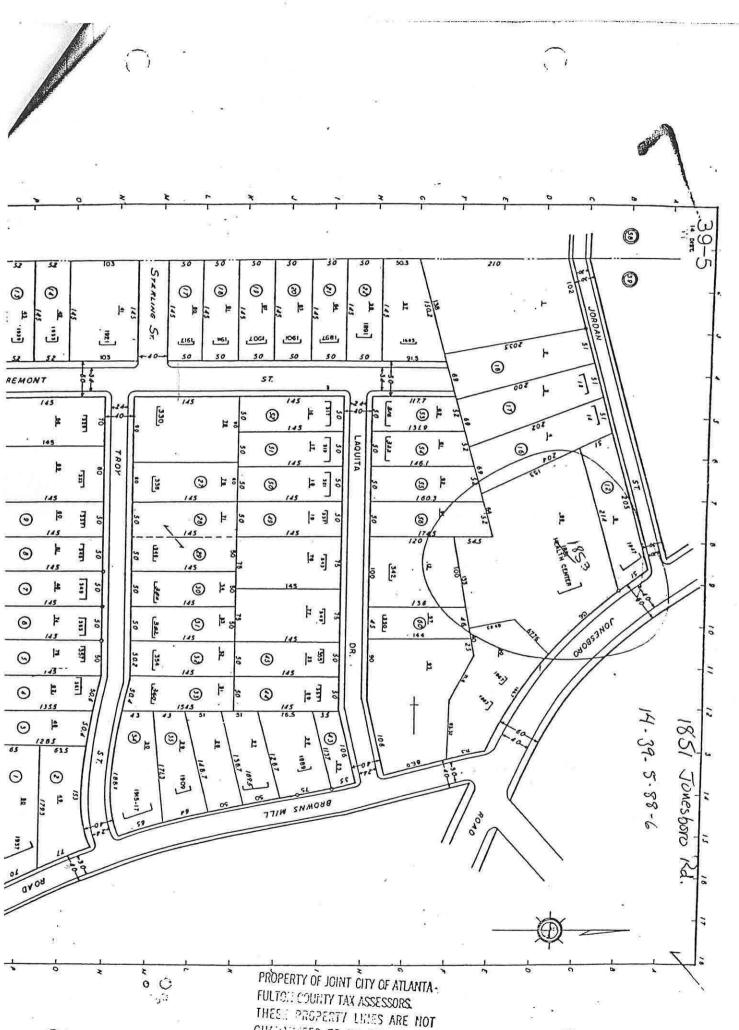
# ADDITIONAL PROBLEMS, EXCEPTIONS OR INFORMATION:

In 1960 Fulton County exchanged some of the frontage it had acquired in 1948 for additional parking area to the rear. The deeds swapping the properties are attached, but it will require a survey to give an accurate legal description.

This property was subject to a twenty year restriction requiring use as a public health center. The restriction has expired.

Ma. Bar No. 471575

Suite 1750 999 Peachtree Street, N.E. Atlanta, GA 30309 (404)892 - 3700(404)873-2748 (FAX)



THESE PROPERTY LIMES ARE NOT

## FULTON ( County.

THIS INDENTURE, Made this 2nd day of November in the year of our Lord One Thousand, Nine Hundred and Sixty FULTON COUNTY, , between a political subdivision of Georgia

of the County of Fulton Georgia of the first part, and

ARKANSAS FUEL OIL CORPORATION; a Delaware Corporation; of the County of

and Suite of Delaware , of the second part.

WITNESSHIH, That the said part y of the first EXCHANGE OF PROPERTIES of the first part, for and in consideration of the mount - PRICERRY in hand paid at and before the scaling and delivery of these presents, the receipe whereof is hereby acknowledged, ha B. granted, bargained, sold, and conveyed, and by these presents do 05 grant, bargain, sell and convey unto the said part y of the second part, 1ts 8000088078 tastat and assigns, all that tract or parcel of land lying and being in Land Lot 39 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the north side of Jonesboro Road 126.7 feet northwest of the intersection of Jonesboro Road and Browns Hill Road; running thence north 50 degrees 33 minutes west along Jonesboro Road forty (40) feet to a point; thence south 48 degrees 36 minutes west a distance of sixty-seven and seventy-six hundredths (67.76) feet to a point which is the northwest corner of the property presently owned by Arkansas Fuel Oil Corporation; running thence northeasterly eighty-four (84) feet to the point of beginning.

The above description is in accordance with a plat of said property made by Thomas M. Lowe, Jr. & Associates, Inc., Civil Engineers, July 28, 1960, as revised September 13, 1960, reference to which is made.

This conveyance is executed pursuant to recommendation of the Fulton Industrial Authority and in accordance with resolution of the County Commission, duly entered on the Minutes of a meeting held November 2, 1960.

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RECORDED

Nov 15 '60

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TO HAYB AND TO HOLD the sald bargained premises, together with all and aingular the rights, members, and appurtenances thereof, to the same being belonging or in anywise appertaining to the only proper use, benefit and behoof of 1t, successions

and behoof of the said part J of the first part, for 1ts /successful part p of the first part, for 1ts /successful part p of the second part, 1ts/Successful part p of the second p of the second part p of the second p of the seco

IN WITNESS WHEREOF, the said party of the first part ha B hereunto set 1ts hand seal , the day and year first above written.

Signed, sealed, and delivered in the pr

FULTON-COUNTY

My Commission Expires Feb. 15, 1904

SEAL

# 700014

## STATE OF GEORGIA

FULTON

County.

THIS INDENTURE, Made this in the year of our Lord October One Thousand, Nine Hundred and Sixty ARKANSAS FUEL OIL CORPORATION, a corporation

of the County of and State of Delaware of the first part, and FULTON COUNTY, a political subdivision of Georgia Fulton. and State of Georgia of the County of , of the second part.

WITHESSETH, That the sald part y of the first part, for and in considerat EXCHANGE OF PROPERTIES - - of the first part, for and in consideration of the Mouroute - - xDouxees in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargaloed, sold, and conveyed, and by these presents do 8 8 grant, bargain, sell and convey unto the said part y of the second part, its successors into and assigns, all that or percel of land lying and being in Land Lot 39 of the lith District of Fulton County, Georgia, and being more particularly described as follows: studies and assigns, all that tract

To find the point of beginning, begin at a point on the southwest side of Jonesboro Road 166.7 feet northwest of the intersection of Jonesboro Road with Browns Hill Road; run thence south 48 degrees 36 minutes west a distance of sixty-seven and seventy-six hundredths (67.76) feet to the point of beginning of the property herein conveyed:

From said point of beginning thus established run south 76 degrees forty minutes west a distance of one hundred twenty-two and seventeen hundredths (122.17) feet to a concrete monument; thence south 02 degrees 30 minutes west a distance of fifty-four and five-tenths (54.5) feet to a concrete monument; thence north 84 degrees oo minutes east a distance of one hundred thirty-three (133) feet to an iron pin; thence north 09 degrees 09 minutes west a distance of sixty-nine and sixty-five hundredths (69.65) feet to the point of beginning.

The above description is in accordance with a plat of said property made by Thomas M. Lowe, Jr. & Associates, Inc., Civil Engineers, July 28, 1960, as revised September 13, 1960, reference to which is

FILET FULTON CO., GA.

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Nov 17 '60

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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 anywise appertaining, to the only proper use, benefit and behoof of 1t, august 2007.

and behoof of 1t, successors to the first part, for 1ts / Second part, 1ts / successors and assigns, forever, in fee simple.

And the said part y of the first part, for 1ts / Successors and assigns, will warrant and forever defend the right and title of the above described property unto the said part y of the second part, 1ts / Successors and assigns, against the claims of all persons whomsoever.

Of the first part ha g hereunto set 1ts hand

seel , the day and year first above written.

CORP. SEAL

ARKANSAS FUEL OLE CORPORATION

Restliction 2402-3

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