

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



Lakewood 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.

j) Past due water bills which will deter municipal or county authorities from transferring water meters until the bill is paid.

k) Liens for taxes not yet due and payable.

l) Assessments for pay as you enter water or sewer lines.

m) Ad valorem tax Fi. Fa's, executions and/or transfers that are not properly filed in the General Execution Docket.

n) Accuracy of any and all temporary computer generated indices

#### SPECIAL EXCEPTIONS

a) Taxes have not been ordered because the property is listed as exempt.

b) Security Deeds: NONE

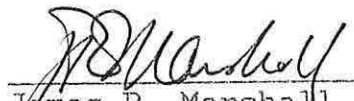
c) Liens: NONE

d) Easements or restrictions:

#### 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.

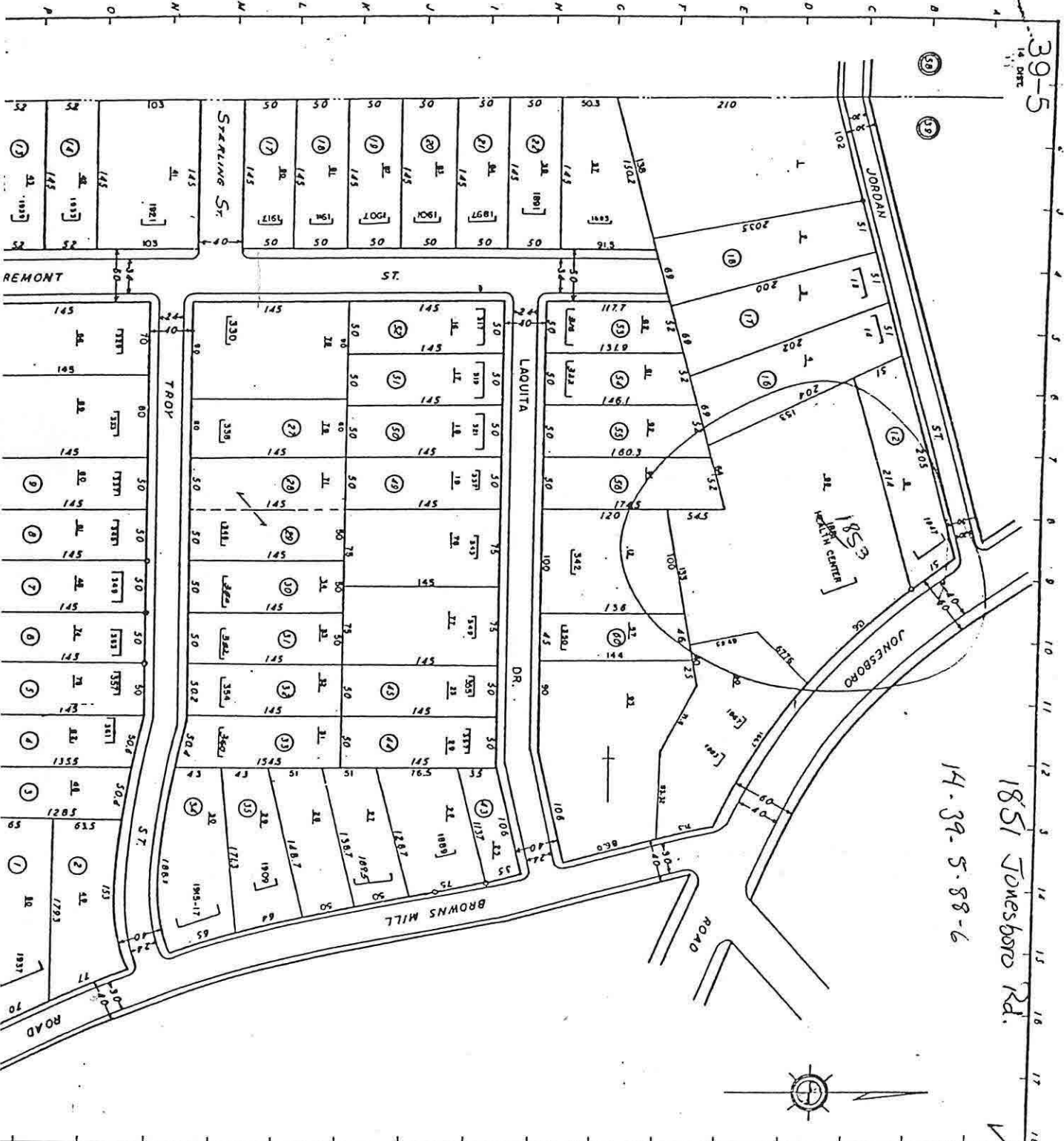
  
James R. Marshall  
Ga. Bar No. 471575

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

39-5  
14 DEC

1851 Jonesboro Rd.

14-39-5-88-6



PROPERTY OF JOINT CITY OF ATLANTA.  
FULTON COUNTY TAX ASSESSORS.  
THESE PROPERTY LINES ARE NOT  
GUARANTEED TO BE ACCURATE

110

*110 Rev. Strayer*

1699677  
STATE OF GEORGIA FULTON County.

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

of the County of Fulton and State of Georgia of the first part, and ARKANSAS FUEL OIL CORPORATION, a Delaware Corporation, of the County of and State of Delaware, of the second part.

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of DOLLARS EXCHANGE OF PROPERTIES in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold, and conveyed, and by these presents do es grant, bargain, sell and convey unto the said part y of the second part, its successors 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 Mill 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 north-easterly 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.

FILED  
FULTON CO., GA.  
Nov 9 1 43 PM '60



RECORDED  
Nov 15 '60

*Handwritten signature*  
CLERK, SUPERIOR COURT

*Handwritten signature*  
CLERK, SUPERIOR COURT



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 it, the said part y of the second part, its successors and assigns, forever, in fee simple. And the said part y of the first part, for its 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, its successors and assigns, against the claims of all persons whomsoever. IN WITNESS WHEREOF, the said party of the first part ha s herunto set its hand and affixed its seal, the day and year first above written.

Signed, sealed, and delivered in the presence of  
*Thelma Knight*  
*Marie S. Dillard*  
Notary Public

FULTON COUNTY  
By *Handwritten signature* (Seal.)  
Chairman, Commissioners of Roads and Revenues (Seal.)



APPROVED  
COUNTY ATTORNEY

My Commission Expires Feb. 15, 1964

*Feb. 15, 1964*

BOOK 3633 PAGE 195



1700014

## STATE OF GEORGIA FULTON County.

THIS INDENTURE, Made this 19th day of October In the year of our Lord  
One Thousand, Nine Hundred and Sixty, between 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  
of the County of Fulton and State of Georgia, of the second part.

WITNESSETH, That the said part of the first part, for and in consideration of the sum of  
EXCHANGE OF PROPERTIES

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 part of the second part, its successors heirs 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:

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 Mill 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.

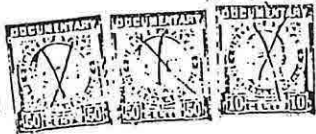
From said point of beginning thus established run south 76 degrees  
forty minutes west a distance of one hundred twenty-two and seventeen  
hundredths (122.17) feet to a concrete monument; thence south 02 de-  
grees 30 minutes west a distance of fifty-four and five-tenths (54.5)  
feet to a concrete monument; thence north 84 degrees 00 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  
made.

FUEL  
FULTON CO., GA.

Nov 14 8 42 AM '60

CLERK OF SUPERIOR COURT



RECORDED

Nov 17 '60

CLERK, SUPERIOR COURT

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 it, successors, the said part of the second part, its successors, heirs and assigns, forever, in fee simple.  
And the said part of the first part, for its successors and assigns, warrant and forever defend the right and title of the above described property unto the said part of  
second part, its successors, heirs and assigns, against the claims of all persons whomsoever.  
IN WITNESS WHEREOF, the said part 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

*James B. McHenry*  
*James B. McHenry*  
Notary Public

ARKANSAS FUEL OIL CORPORATION

BY *J. E. Houston* President

of the  
CORP.  
SEAL

(Seal)

APPROVED 1-2-60 cc (Hend)

2280

2nd April 2351-75  
 Resolution 2402-300

## STATE OF GEORGIA, Fulton County

No 1080601

JP  
A/R

THIS INDENTURE, made this 2nd day of April in the Year of Our Lord One Thousand  
 Nine Hundred and Forty-eight between

Mrs. Bennie B. Burton  
 of the State of Georgia and County of Fulton of the first part,  
 and Fulton County, a political subdivision  
 of the State of Georgia and County of Fulton of the second part,

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of  
 FIVE THOUSAND AND NO/100 DOLLARS,  
 in hand paid at and before the sealing and delivery of these presents, the receipt ~~whereof~~ whereof is hereby acknowledged, has  
 granted, bargained, sold and conveyed, and by these presents do ~~as~~ grant, bargain, sell and convey unto the said party of  
 the second part, its successors, ~~and assigns~~ all that tract or parcel of land, lying and being in

land lot 39 of the 14th District of Fulton County, Georgia, being lots 13, 14 and 15 of the  
 Schoen-Jordan property, more particularly described as follows:

BEGINNING at a point on the southwest side of Jonesboro Road fifty-one (51) feet  
 southeast from the southwest corner of Jonesboro Road and Jordan Street; thence southeast  
 along the southwest side of Jonesboro Road, following the curve thereof, one hundred seventy-  
 six (176) feet; thence southwest two hundred seventy-three (273) feet; thence extending north-  
 west along the northeast line of lot #16 one hundred fifty-three (153) feet; thence northeast  
 along the northwest line of Lot #13 two hundred fourteen (214) feet to Jonesboro Road at the  
 point of beginning.

This property was owned by J. B. Burton at the time of his death on May 20, 1932, and  
 was set aside to his widow, Mrs. Bennie B. Burton, as a years support at the September term,  
 1932, of Fulton County Court of Ordinary, and this deed is accordingly made by the undersigned.

TO HAVE AND TO HOLD the said bargained premises together, ~~with all and singular the rights, mem-  
 bers and appurtenances thereof to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and  
 behoof of~~ it the said party

of the second part, its successors ~~and assigns~~ forever, in Fee Simple.

And the said party of the first part, for herself, her  
 heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the  
 said part Y of the second part, its successors

and against the lawful claims of all persons whomsoever

of the State of Georgia and County of Fulton of the second part,  
WITNESSETH: That the said part Y. \_\_\_\_\_ of the first part, for and in consideration of the sum of  
FIVE THOUSAND AND NO/100 DOLLARS,  
in hand paid at and before the sealing and delivery of these presents, the receipt ~~whereof~~ whereof is hereby acknowledged, has  
granted, bargained, sold and conveyed, and by these presents do ~~as~~ grant, bargain, sell and convey unto the said party \_\_\_\_\_ of  
the second part, its successors ~~and assigns~~ all that tract or parcel of land, lying and being in \_\_\_\_\_

land lot 39 of the 14th District of Fulton County, Georgia, being lots 13, 14 and 15 of the  
Schoen-Jordan property, more particularly described as follows:

BEGINNING at a point on the southwest side of Jonesboro Road fifty-one (51) feet  
southeast from the southwest corner of Jonesboro Road and Jordan Street; thence southeast  
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six (176) feet; thence southwest two hundred seventy-three (273) feet; thence extending north-  
west along the northeast line of lot #16 one hundred fifty-three (153) feet; thence northeast  
along the northwest line of Lot #13 two hundred fourteen (214) feet to Jonesboro Road at the  
point of beginning.

This property was owned by J. S. Burton at the time of his death on May 20, 1932, and  
was set aside to his widow, Mrs. Bennie B. Burton, as a years support at the September term,  
1932, of Fulton County Court of Ordinary, and this deed is accordingly made by the undersigned.

To HAVE AND TO HOLD the said bargained premises together, ~~with all and singular the rights, mem-~~  
bers and appurtenances thereof to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and  
behoof of it the said party \_\_\_\_\_  
of the second part, its successors ~~and assigns~~ forever, in Fee Simple.

And the said party \_\_\_\_\_ of the first part, for herself, her  
heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the  
said part Y. \_\_\_\_\_ of the second part, its successors  
~~and assigns~~ against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part Y. \_\_\_\_\_ of the first part, has hereunto set her  
hand and affixed her seal, the day and year above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

E. A. Wright

Mrs. Bennie B. Burton [Seal]

\_\_\_\_\_ [Seal]

C. F. Boynton  
(No H. P. Seal) Notary Public,  
Georgia, State at Large

Filed 2:07 PM APR. 6, 1948

Recorded APR. 13, 1948

J. W. Linsmeier C.S.C.