

*J.C. Stephenson*

Jay C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.  
I AM NOT A NOTARY PUBLIC

9/26 PL

Above Space Reserved for Recording

**AFTER RECORDING, RETURN TO:**  
King & Spalding  
191 Peachtree Street, Suite 4800  
Atlanta, Georgia 30303-1763  
Attention: Scott J. Arnold, Esq.

STATE OF GEORGIA

COUNTY OF FULTON

**LIMITED WARRANTY DEED**

THIS INDENTURE, made this 12<sup>th</sup> day of May in the year of our Lord Nineteen Hundred Ninety-Nine, between HUBERT R. JOHNSON and JOHNSON DRILLING COMPANY, INC., a Georgia corporation, as party of the first part (hereinafter, collectively, called "Grantor"), and WHITEFIELD ACADEMY, INC., a Georgia non-profit corporation, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective 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) in hand paid at and before the sealing and delivery of these presents, the receipt 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 said Grantee, all that tract or parcel of land lying and

being in Land Lots 542, 543, 610 and 611 of the 17th Land District, 2nd Section of Cobb County, Georgia, being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property") subject to those matters set forth on Exhibit "B", attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property 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 Grantee forever in FEE SIMPLE.


AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under, or through Grantor, subject to those matters set forth on Exhibit "B", attached hereto and by this reference made a part hereof.

[EXECUTIONS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed, sealed and delivered the day and year first above written.

**GRANTOR:**

Signed, sealed and delivered  
under seal in the presence of:

  
\_\_\_\_\_  
Notary Public

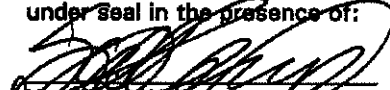
My Commission Expires:

[NOTARIAL SEAL]



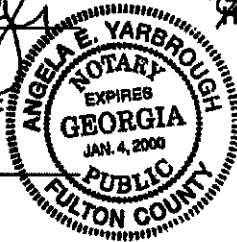
  
\_\_\_\_\_  
HUBERT R. JOHNSON (SEAL)

Signed, sealed and delivered  
under seal in the presence of:

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

[NOTARIAL SEAL]



JOHNSON DRILLING COMPANY, INC., a  
Georgia corporation

By:   
\_\_\_\_\_  
HUBERT R. JOHNSON, as President

[CORPORATE SEAL]

**EXHIBIT B**

**[Permitted Title Exceptions]**

1. All taxes for the year of Closing and subsequent years thereto;
2. Easements in favor of Georgia Power Company, as follows:
  - a. From B.N. Buckner, dated November 7, 1941, recorded in Deed Book 144, Page 142, for said record;
  - b. From B.N. Buckner, dated November 7, 1941, recorded in Deed Book 144, Page 145, for said record;
  - c. From B.N. Buckner, dated March 22, 1949, recorded in Deed Book 209, Page 7, for said record;
  - d. From Roy Poss, dated September 16, 1959, recorded in Deed Book 514, Page 6, for said record;
  - e. From T.W. Davis, dated March 30, 1966, recorded in Deed Book 943, Page 511, for said record;
  - f. From J.H. Johnson and Hubert R. Johnson, dated May 20, 1981, recorded in Deed Book 2447, Page 418, for said record;
3. Permits for anchors, guypoles and wires in favor of Georgia Power Company, as follows:
  - a. From B.N. Buckner, dated October 31, 1956, recorded in Deed Book 384, Page 220, for said record;
  - b. From Hubert R. Johnson, dated June 16, 1998, recorded in Deed Book 11445, Page 386, for said record;
4. Easement from Herman H. Buckner to Atlanta Gas & Light Company, dated October 25, 1967, recorded in Deed Book 1005, Page 162, for said record;
5. Easements and rights-of-way in favor of Cobb County, as follows:
  - a. From Herman H. Buckner, dated August 27, 1969, recorded in Deed Book 1132, Page 226, for said record;



- b. From Herman H. Buckner, dated April 3, 1972, recorded in Deed Book 1318, Page 790, for said record;
- c. From W.A. Hamilton and Hamilton and Company, Manufacturing Engineers, dated March 20, 1972, recorded in Deed Book 1322, Page 428, for said record;
- d. From Johnson Drilling Company, Inc., dated November 10, 1972, recorded in Deed Book 1385, Page 547, for said record;
- e. From J. H. Johnson and H. R. Johnson, dated November 10, 1972, recorded in Deed Book 1395, Page 314, for said record;
- f. From Johnson Drilling Co., Inc., dated April 4, 1973, recorded in Deed Book 1452, Page 103, for said record;
- g. From John H. Johnson and Hubert R. Johnson, dated November 10, 1972, recorded in Deed Book 1458, Page 306, for said record;
- h. From Johnson Drilling Co., Inc., dated January 31, 1984, recorded in Deed Book 3015, Page 315, for said record;
- 6. Easement and right-of-way acquired by Judgment of Court in Cobb County Superior Court Docket No. 30,231 styled Cobb County v. Hubert R. Johnson, et al., dated May 8, 1970, recorded in Deed Book 1155, Page 42, for said record;
- 7. Easement agreement from Herman H. Buckner to Mayo Chemical Products, Inc., dated as of April 8, 1977, recorded in Deed Book 1771, Page 897, for said record;
- 8. Temporary construction easement from Hubert R. Johnson to Cobb County, Georgia, dated April 2, 1998, recorded in Deed Book 11308, Page 120, for said record;
- 9. Those matters shown on that certain Boundary and Topographical Survey prepared for Whitfield Academy and Lawyers' Title Insurance Corporation by Frontline Surveying & Mapping, Inc. dated September 27, 1998, last revised May 12, 1999.
- 10. Rights of tenants, as tenants only, in and to the Property.



EXHIBIT A

TRACT 1.

PARCEL ONE:

All that tract or parcel of land lying and being in Land Lot 543 of the 17th District, 2nd Section of Cobb County, Georgia, being 9.076 acres thereof, more or less, and being more particularly described as follows:

BEGINNING at an iron pin located on the north side of Pebblebrook Road 165 feet northwest and west as measured along the northeast and north side of Pebblebrook Road from the intersection of the northerly side of Pebblebrook Road with the south line of Land Lot 543, said point of beginning point being 16.1 feet north of a point on the south line of said Land Lot at a distance of 130 feet west of the southeast corner thereof as measured along the south line; thence south 89 degrees, 55 minutes, 20 seconds west along the north side of Pebblebrook Road 150 feet to an iron pin and corner; thence north 00 degrees, 30 minutes west 382.3 feet to an iron pin and corner; thence south 89 degrees, 27 minutes west 175.4 feet to an iron pin and corner; thence north 00 degrees, 33 minutes west 1025.6 feet to an iron pin and corner located on the north line of Land Lot 543; thence north 89 degrees, 30 minutes east along the north line of said Land Lot 329.8 feet to an iron pin and corner; thence south 00 degrees, 30 minutes, 30 seconds east 1408.9 feet to an iron pin and corner on the north side of Pebblebrook Road at the point of beginning.

The hereinabove described property constitutes the entirety of that tract conveyed by George E. Hurst and Charles J. Jones to Truman W. Davis by warranty deed recorded in Deed Book 818, Page 152, Cobb County Records.

TRACT 2.

All that tract or parcel of land lying and being in Land Lot 543, 17th District, 2nd Section, Cobb County, Georgia, and being 9.61 acres thereof in the east 10 acres of said land lot, as more fully shown and described on a plat of survey thereof, made by Thomas E. Williams, Official Cobb County Surveyor, dated 1/8/66, and designated thereon as "Plat for TRUMAN DAVIS", and being more particularly described as follows:

BEGINNING at an iron pin located on the south line of said land lot slightly in the right of way of Pebble Brook Road near the north side of said road at a distance of 240 feet west of the southeast corner of said land lot; thence west along the south line of said land lot 90 feet to an iron pin and corner; thence north 00 degrees 30 minutes west 1408.9 feet to an iron pin and corner located on the north line of said land lot; thence east (north 89 degrees 30 minutes east) along the north line of said land lot 330.3 feet to the northeast corner of said land lot and an iron pin located at that point; thence south 00 degrees 30 minutes east 1214.5 feet along the east line of said land lot to an iron pin and corner; thence south 89 degrees 30 minutes west 240 feet to an iron pin and corner; thence south 00 degrees 30 minutes east 200 feet to the point of BEGINNING.



**TRACT 3:**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 543 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a point that is the common corner of Land Lots 542, 543, 610 and 611 of said District, Section and County; thence South 89 degrees 30 minutes West along the South Land Lot Line of Land Lot 543, a distance of 80.0 feet to the TRUE POINT OF BEGINNING; thence South 89 degrees 30 minutes West along said South Land Lot Line of Land Lot 543 a distance of 160 feet to an iron pin; thence North 00 degrees 30 minutes West a distance of 200.00 feet to an iron pin; thence North 89 degrees 30 minutes East a distance of 240.0 feet to an iron pin located on the East Land Lot Line of Land Lot 543; thence South 00 degrees 30 minutes East along said East Land Lot Line a distance of 50.0 feet to an iron pin; thence South 89 degrees 30 minutes West a distance of 80.0 feet to a point; thence South 00 degrees 30 minutes East a distance of 150.0 feet to a point on the South Land Lot Line of Land Lot 543 and the POINT OF BEGINNING. According to a Boundary Survey for W. W. Teal, prepared by Thos. E. Williams & Assoc. Surveying & Mapping, by Thos. E. Williams, Georgia Registered Land Surveyor No. 875, dated January 10, 1965, to which reference is hereby made for a more complete and accurate description of the property herein described.

**TRACT 4:**

Tract 1: All that tract or parcel of land lying and being in Land Lot 543 of the 17th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point located at the Southeast corner of Land Lot 543 thence running South 89° 30' West 80 feet to an iron pin found; thence running North 00° 30' West 150.0 feet to an iron pin and corner; thence running North 89° 30' East 80.0 feet to a point located on the East line of Land Lot 543; thence running South 00° 30' East 150.0 feet along the East line of Land Lot 543 to a point located at the Southwest corner of Land Lot 543 and the POINT OF BEGINNING. Said tract containing 0.28 acre.

Tract 2: All that tract or parcel of land lying and being in Land Lot 542 of the 17th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the Northeast corner of said Land Lot 542 and running thence West along the North line of said Land Lot 542 a distance of 80 feet to a point and corner; thence Southerly 20 feet to a point located on the Northerly side of the right-of-way Pebble Brook Road; thence running Easterly along the Northerly side of Pebble Brook Road and following the curvature thereof 85 feet, more or less, to a point located on the East line of Land Lot 542; thence running Northerly along the Easterly land lot line of Land Lot 542 30 feet, more or less, to a point located at the Southeast corner of Land Lot 542 and the point of beginning.

TRACT 5.

All that tract or parcel of land lying and being in Land Lot 611 of the 17th District, 2nd Section of Cobb County, Georgia, and more particularly described as follows:

BEGINNING at the northwest corner of Land Lot 611 and running thence East along the north line of said Land Lot eleven hundred fifty (1150) feet to where said land lot line intersects with Buckner Road; thence westerly along the north side of Buckner Road twelve hundred sixty (1260) feet to the west line of said lot between B.N. Buckner and T.B. Buckner; thence North two hundred and twenty eight (228) feet to the corner of said land lot and the point of beginning. The same being in a rectangular shape and approximately two hundred and twenty eight (228) feet more or less at the widest point.

TRACT 6.

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 610 of the 17th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at the point found at the intersection of the southwestern corner of Land Lot 610, the southeastern corner of Land Lot 543, the northeastern corner of Land Lot 542 and the northwestern corner of Land Lot 611 said intersection of Land Lots being the POINT OF BEGINNING; RUNNING THENCE FROM THE POINT OF BEGINNING NORTH 01° 09' 30" east a distance of 1,317.14 feet to a point; running thence south 56° 31' 01" east a distance of 421.93 feet to a point; running thence south 43° 15' 40" east a distance of 499.80 feet to a point; thence running south 48° 01' 02" east a distance of 395.87 feet to a point; thence running south 15° 56' 48" east a distance of 208.66 feet to a point; thence running south 10° 04' 17" east a distance of 119.31 feet to a point; thence running south 15° 42' 47" west a distance of 153.10 feet to a point; running thence along the southern land lot line of Land Lot 610 north 89° 27' 30" west a distance of 1051.90 feet to the southwest corner of said land lot and the POINT OF BEGINNING.





*J.C. Stephenson*

Jay C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.  
[REDACTED]

**TRACT No.**

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 610 of the 17th District, 2nd Section, of Cobb County, Georgia, being more particularly described on the Survey Plat prepared for Johnson Drilling Company, Inc., by Perimeter Surveying Company, Inc., dated May 5, 1988, recorded at Plat Book 121, page 39, Cobb County records, incorporated herein by reference, said tract being approximately 6.0 acres.

*[Signature]*

*Jay C. Stephenson*  
Jay C. Stephenson  
Clerk of Superior Court Cobb Cty.  
1000 1000 1000 1000 1000 1000 1000 1000 1000 1000

3/14 *PR* *wait*

AFTER RECORDING, RETURN TO:  
Paul M. McLarty, Jr.  
McLarty, Robinson & Van Voorhies  
150 E. Ponce de Leon Avenue, Suite 330  
Decatur, GA 30030 (404-277-6464)

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF COBB

THIS INDENTURE, made the 28 day of July in the year two thousand (2000), between J.J. MOORE AND MARY BUCKNER MOORE a/k/a MRS. J.J. MOORE of the County of Cobb and State of Georgia, as party or parties of the first part, hereinafter called GRANTOR, and WHITEFIELD ACADEMY, INC., a Georgia non-profit corporation, as party or 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 ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 542, 543, 610, and 611 of the 17th District, 2nd Section of Cobb County, Georgia, and more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered  
this 28 day of July, 2000  
in the presence of:

*W. Allen Bull*  
Unofficial Witness

*Soanya M. Ayers*  
Notary Public

My Comm. Expires:  
June 1, 2004  
(x:\pox\new\1266\ccol.cus)  
2004  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA

*James J. Moore*  
J.J. MOORE a/k/a James J. Moore (Seal)

*Mary Buckner Moore*  
MARY BUCKNER MOORE (Seal)