

LEGAL DESCRIPTION

2764 HAMBY STREET, SMYRNA, GA 30080

Property consists of two tracts:

LEGAL DESCRIPTION Tract "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Original Land Lot No. 488 of the Seventeenth (17th) District and Second (2nd) Section of Cobb County and being in the town of Smyrna, Georgia and more particularly identified and described as follows:

Beginning at a point on the west side of Hamby Street 195 feet south from the intersection of Powder Springs Street, (this point being the southeast corner of the property previously owned by E.D. Cox) thence running west along the south side of E.D. Cox's property 195 feet to a point; thence south 50 feet to a point; thence east 195 feet to Hamby Street; thence north along the west side of Hamby Street 50 feet to the point of beginning.

This is the same exact property as shown in Executor's Deed dated June 1, 1989 between Billie Jo Cox Sappenfield as Executrix of the Last Will and Testament of Edward Darwin Cox a/k/a Edward Cox, late of the State of Georgia, and County of Cobb, deceased, and the First Part (Grantor) and Stanley Darwin Cox and Billie Jo Cox Sappenfield (Grantees), said Executor's Deed being filed June 27, 1989 and recorded in Deed Book 5380, page 402 Cobb County Georgia Records and incorporated herein by reference.

LEGAL DESCRIPTION Tract "B"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Original Land Lot No. 488 of the Seventeenth (17th) District and Second (2nd) Section of Cobb County and being in the town of Smyrna, Georgia and more particularly identified and described as follows:

Beginning at a point on the west side of Hamby Street 95 feet south from the southwest corner of Hamby and Powder Springs Street, which point is the southeast corner of property owned (or previously owned) by W.P. Cochran; thence running west along the south side of W.P. Cochran's property a distance of 195 feet to an iron stake; thence south 100 feet to a stake; thence east 195 feet to Hamby Street; thence north 100 feet along the west side of Hamby Street to the point of beginning.

This is the same exact property as shown in Executor's Deed dated June 1, 1989 between Billie Jo Cox Sappenfield as Executrix of the Last Will and Testament of Edward Darwin Cox a/k/a Edward Cox, late of the State of Georgia, and County of Cobb, deceased, and the First Part (Grantor) and Stanley Darwin Cox and Billie Jo Cox Sappenfield (Grantees), and Executor's Deed being filed June 27, 1989 and recorded in Deed Book 5380, page 403 Cobb County Georgia Records and incorporated herein by reference.

Tracts "A" and "B" are subject to any easement of record including: (a) Easement to the City of Smyrna dated May 31, 1990 as recorded in Deed Book 5749, page 43, Cobb County, Georgia Records, same being incorporated herein by reference and (b) R/W Easement to Georgia Power Company dated September 29, 1968 as recorded in Deed Book 1064, page 236, Cobb County, Georgia Records, same being incorporated herein by reference.

LEGAL DESCRIPTION OF THE COMBINED TRACTS "A" and "B", AS SURVEYED:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Original Land Lot No. 488 of the Seventeenth (17th) District and Second (2nd) Section of Cobb County and being in the City of Smyrna, Georgia and more particularly identified and described as follows:

Beginning at a point on the west side of Hamby Street 95 feet south from the southwest corner of Hamby and Powder Springs Street, which point is the southeast corner of property owned (or previously owned) by W.P.Cochran, thence running west N 88 degrees 15' 11" E a distance of 191.56' feet to an iron stake; thence south, N01 degrees 04'05" E, 150 feet to a stake; thence east, S 88 degrees 15'11" W, 184.08' to Hamby Street; thence north 151.34' along the west side of Hamby Street to the point of beginning.

As shown on that Survey dated 6.3.14 prepared by Survey Systems & Assoc., Inc.