

Deed Book 13334 Pg 2009
Filed and Recorded Feb-28-2001 11:51am
2001-0029474
Real Estate Transfer Tax \$896.00

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.
FEB 28 2001 11:51 AM

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

AFTER RECORDING RETURN TO:
Richard F. Livingston, Jr., Esq.
Chesnut, Livingston & Pye, P.C.
6485 Peachtree Ind. Blvd.
Doraville, Georgia 30360
File No. 5-00-0285

STATE OF GEORGIA

COUNTY OF DEKALB

16-00

LIMITED WARRANTY DEED

THIS INDENTURE, made this 16th day of February, 2001, between

SMYRNA PRESBYTERIAN CHURCH, INC., a Georgia non-profit corporation

as party or parties of the first part, hereinafter called Grantor, and

JOSEPH B. DEWBERRY, JR., KENNETH J. HUGULEY and THOMAS J. SWEET

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 TEN (\$10.00) DOLLARS and other good and valuable consideration, 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 the said Grantee the following described property, to wit:

All that tract or parcel of land lying and being in the City of Smyrna, in Land Lots 596 and 597 of the 17th District, 2nd Section, of Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 said Grantee forever in FEE SIMPLE; subject only to those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Title Exceptions").

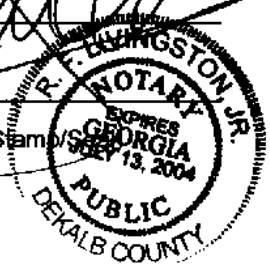
AND THE SAID Grantor, except for claims arising under or by virtue of the Permitted Exceptions, will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all persons claiming by, through or under Grantor, but not further or otherwise.

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

Signed, sealed and delivered in the presence of

Witness

Notary Public (Affix Notarial Stamp)



SMYRNA PRESBYTERIAN CHURCH, INC. a Georgia non-profit corporation

By: [Signature] Its: [Signature]

Attest: [Signature] Its: [Signature]

[CORPORATE SEAL]



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