Deed Book 13334 Pg 2009
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2001-0029474
Real Estate Transfer Tax \$896.00

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

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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 tand, 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

Notery Public Affix Noterial Stan

SMYRNA PRESBYTERIAN CHURCH, INC.

a Georgia pon-profit corporation

Attest.

[CORPORATE SEAL]

CORPORATE

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EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 596 and 597 of the 17th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the corner formed by the southerly right-of-way line of Collier Drive (a 30-foot right-of-way) with the easterly right-of-way line of Pinetree Drive (a 30-foot right-of-way); running thence easterly along the southerly right-of-way line of Collier Drive, the following courses and distances: south 87 degrees 20 minutes 41 seconds east, 171.75 feet to a point; north 89 degrees 10 minutes 19 seconds east, 160.80 feet to a point located at the northwesterly corner of property now or formerly owned by Casey M. Root; and, south 89 degrees 46 minutes 38 seconds east, 223.82 feet to a 5/8 inch iron pin found in the base of a 20-inch oak tree; running thence south 01 degree 34 minutes 04 seconds west, 295.00 feet to a point, which point marks the TRUE POINT OF BEGINNING:

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, run thence south 89 degrees 30 minutes 10 seconds east, 302.10 feet to a point located on the westerly line of Lot 17, The Heritage at Vinings, Unit Six, Phase C, as per plat thereof recorded in Plat Book 183, page 58, Cobb County, Georgia records; running thence south 01 degree 01 minute 37 seconds west, along the westerly lines of Lots 17 through 27, inclusive, said Subdivision, Unit, Phase and Plat, and along the westerly line of property now or formerly owned by Branners Properties, Inc., 1,600.00 feet to an iron pin found at the northeasterly corner of property now or formerly owned by Michael M. McCann; running thence north 89 degrees 15 minutes 14 seconds west, along the northerly line of said McCann Property and along the northerly lines of properties now or formerly owned by Luther W. Boring and Mary H. Thatcher, 303.65 feet to a one inch open top pipe found; running thence north 00 degrees 28 minutes 25 seconds east, 205.81 feet to an iron pin found; running thence north 00 degrees 07 minutes 08 seconds east, 99.91 feet to an iron pin found; running thence north 00 degrees 20 minutes 47 seconds east, 99.92 feet to an iron in found; running thence north 01 degree 32 minutes 47 seconds east, 99.82 feet to an iron pin found; running thence north 01 degree 25 minutes 33 seconds east, 299.96 feet to an iron pin found; running thence north 01 degree 20 minutes 21 seconds east, 391,99 feet to an iron pin found; running thence north 01 degree 04 minutes 11 seconds east, 299.62 feet to an iron pin found; running thence north 01 degree 34 minutes 04 seconds east, 101,72 feet to the TRUE POINT OF BEGINNING; and being a tract or parcel of land containing, in the aggregate, 11.19869 acres designated as "Parcel 2-A" (containing 10.93980 acres) and "Parcel 2-B" (containing 0.25889 acres), according to a plat of survey prepared by Watts & Browning Engineers, Inc., dated June 7, 2000.