Title Certificate

This title report is for general information only. Reader should rely solely on his/her own research or that of a legal representative of his/her choice as to any matters related to the validity of the title or any other concerns that may arise in this regard. Contents may include property survey, recent tax bill, copies of deeds, and/or other documentation.

JOHN W. BELL, P. C.

ATTORNEY AT LAW

TELEPHONE: (770) 576-1962
TELECOPIER: (770) 783-8706

13010 MORRIS ROAD, BUILDING ONE, SUITE 600
ALPHARETTA, GEORGIA 30004

DIRECT DIAL: (678) 457-1198
EMAIL: jwbell@jwb-law.com

ATTORNEY'S TITLE CERTIFICATE AND OPINION ON THE PROPERTY OF

FULTON COUNTY

CLIENT:	Fulton County	TAX PARCEL:	07-3609-0067-028-5 07-3609-0067-029-3
PROJECT:	Fulton County Surplus Property	OUR FILE:	11-20015
DISTRICT:	7	LAND LOT(S):	67
PARCEL:	6	EFFECTIVE DATE:	June 6, 2011

This is to certify that in consideration of a fee to be paid to the undersigned attorneys, the undersigned does hereby certify that a careful examination has been made of the public records of Fulton County, Georgia affecting title to property described in Caption insofar as is correctly shown by indexes to said records from which indexes this certificate is furnished; and we hereby certify that record fee simple title to said property is now vested in **FULTON COUNTY** by virtue of that certain **Fee Simple Deed Without Warranty** dated **November 6, 1991** and recorded in **Deed Book 14725, Page 15**, Fulton County, Georgia records, as described therein; subject, however, to the below referenced objections. This title certificate and opinion is prepared solely for the use of the client and project listed herein for the property interests described by the above referenced parcel designation and may not be relied upon by any third party or for any other purpose.

STANDARD EXCEPTIONS

(a) The exact location of boundary lines, unrecorded easements, possible encroachments and other facts or conditions which would be disclosed by an accurate survey and inspection of the property.

(b) Any matters not shown by the public records or which are improperly indexed of record.

(c) Any documents, instruments, or encumbrances filed under names other than those appearing in the chain of title.

(d) Title to that portion of the property included within the bounds of roads, highways, easements and rights of way, particularly roads and easements which are created by adverse or prescriptive usage.

(e) Rights of upper and lower riparian owners to the streams, creeks and branches crossing, abutting, or located on the property, free from diminution or pollution thereof.

(f) Rights, if any, of tenants or other persons who may be in possession under claims not appearing of record.

(g) Possible liens of architects, laborers and materialmen for improvement of the property, not filed for record as of the effective date of this Certificate of Title.

(h) All municipal or county zoning laws, ordinances and regulations, and all governmental regulations of the use and occupancy of the property.

(i) Any matters relating to the presence or absence of any hazardous materials or waste on or within the property, and any violations with regard to hazardous materials or waste under any and all Federal and State environmental protection laws, rules or regulations.

(j) Pay-as-you-enter water or sewer lines, which, while not technically liens, will be payable upon connection with such lines.

(k) The location of any portion of the property within the limits of any "wet lands," and any laws, rules and regulations affecting wet land areas.

(l) Any matters relating to past due utility bills, including but not limited to gas, water, electricity, telephone, sewer, and sanitary services.

(m) Liens for taxes not yet due and payable.

ACTOS

SPECIAL EXCEPTIONS

SECURITY DEEDS

1. None found open of record. Please inquire.

PROTECTIVE COVENANTS AND SURVEY AND PLAT RESTRICTIONS

1. None.

EASEMENTS, RIGHT-OF-WAY DEEDS AND AGREEMENTS

1. None.

LIENS AND JUDGMENTS

1. Numerous filings involving Fulton County.

TAXES

1. The subject property is currently listed as exempt from real property ad valorem taxation according to the Fulton County Tax Commissioner's records. All matters related to taxation of the subject property are hereby excepted.

OTHER EXCEPTIONS

1. None.

This the 26th day of July, 2011.

JOHN W. BELL, P.C.

By: _____
John W. Bell, Examining Attorney

Fulton County, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 11-8-91
JUANITA HICKS
Clerk, Superior Court
By [signature]
Deputy Clerk

STATE OF GEORGIA

COUNTY OF FULTON

TRANSFER TAX DUE $ -0-
[Exempt pursuant to O.C.G.A. Section 48-6-2(a)(3)]

FEE SIMPLE DEED WITHOUT WARRANTY

THIS DEED, is made as of the 6th day of November, 1991, by and between FULTON COUNTY BOARD OF EDUCATION, a Political Subdivision of the State of Georgia ("Grantor") and FULTON COUNTY, a Political Subdivision of the State of Georgia ("Grantee") (the words "Grantor" and "Grantee" are used to include their respective heirs, legal representatives, successors, successors-in-title, transfers 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), the conveyance of certain land to Grantor, and other good and valuable consideration in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and transferred, and by these presents does grant, bargain, sell, alien, convey and transfer unto said Grantee all that tract or parcel of land lying and being in Land Lot 67, 7th District, Fulton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

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,

GEORGIA, FULTON COUNTY
FILED
91 NOV -8 PM 4:10
JUANITA HICKS
CLERK, SUPERIOR COURT

EXHIBIT A

TRACT I

All that tract or parcel of land lying and being in the town of Palmetto, in Land Lot 67 of the 7th District of formerly Campbell, now Fulton County, Georgia, and more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an iron pin on the north line of property now or formerly owned by Jesse Slaughter (said iron pin is found by beginning at the southeast corner of Land Lot 67 at the county line between Fulton and Coweta Counties and running north along the east line of said Land Lot, eight hundred ninety-three [893] feet to a point; thence in a westerly direction along the north line of said Jesse Slaughter's property, two hundred eighty-four and three-tenths [284.3] feet to the POINT OF BEGINNING); and running in a northerly direction, four hundred seventy-two and eighty-six hundredths (472.86) feet to an iron pin; thence in a westerly direction, one hundred twenty-three and nineteen hundredths (123.19) feet to an iron pin; thence in a northerly direction, fifty-seven and fifty-six hundredths (57.56) feet to an iron pin; thence in a westerly direction, two hundred six and fifty-seven hundredths (206.57) feet to an iron pin; thence in a southerly direction, five hundred twenty-four and twelve hundredths (524.12) feet to an iron pin; thence in an easterly direction along the north line of said Jesse Slaughter's property, three hundred thirty and ninety-one hundredths (330.91) feet to an iron pin; the point of beginning, said tract of land containing 3.83 acres, according to a plat of survey made by Joe W. Arnold III, Registered Surveyor, on June 14, 1947, a copy of which is on file in the office of Lawyers Title Insurance Company.

Said property is the same property conveyed by warranty deed from Bertha Slaughter and W. F. Slaughter to Fulton County Board of Education dated November 6, 1947, recorded in Deed Book 2271, page 391, Fulton County Records.

TRACT II

All that tract or parcel of land lying and being in Land Lot 67 of the 7th District of Fulton County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, start at the point of intersection of the southern right of way of Fayetteville Road (40-foot right of way) and the eastern right of way of Taylor Circle (40-foot right of way) and run thence 586.0 feet easterly along the southern right of way of Fayetteville Road to a point on the western right of way of School Drive; thence south 1 degree 41 minutes east along the western right of way of School Drive 140.0 feet to an iron pipe, said iron pipe being the POINT OF BEGINNING; thence from said POINT OF BEGINNING running along

the western right of way of School Drive, the following courses and distances: South 1 degree 41 minutes east 100.0 feet to a point; south 0 degrees 42 minutes east 50.0 feet to a point; south 1 degree 36 minutes west 50.0 feet to a point; south 5 degrees 44 minutes west 20 feet to a point; and south 15 degrees 44 minutes west 21.1 feet to an iron pipe; thence leaving the western right of way of School Drive from said iron pipe south 81 degrees 04 minutes west 126.2 feet to an iron pipe; thence north 1 degree 33 minutes west 57.56 feet to an iron pipe; thence north 1 degree 40 minutes east 201.5 feet to an iron pipe; thence north 89 degrees 41 minutes east 125.9 feet to the iron pipe at the POINT OF BEGINNING. Said tract of land contains 0.749 acres and is shown on plat of survey prepared for Fulton County Board of Education by Thomas B. Boyd, dated October 5, 1977, revised July 17, 1978

Said property is the same property to which title was vested in the Fulton County Board of Education by an Order and Judgment dated September 12, 1979, in Civil Action No. C-55659 in the Superior Court of Fulton County, Georgia, said case being styled Elwyn Gaissert, Otis M. Jackson, James W. McCord, Dolores McGhee and Jessie Ozburn, as members of the Fulton County Board of Education, a body politic v. 0.749 Acres of Land and James L. Harris, et al.