TO: FULTON COUNTY LAND OFFICE
FROM: JAMES R. MARSHALL
DATE: AUGUST 2, 1993
PROJECT: COUNTY OWNED PROPERTIES
PARCEL: 14-39-5-82-6
ADDRESS: 1651 Jonesboro Road, City of Atlanta

Lulcewood Health Center

TITLE REPORT

This will certify that record title to the subject property vests in FULTON COUNTY as of JUNE 26, 1993 by virtue of the attached deeds, subject to the following standard and special exceptions:

LEGAL DESCRIPTION OF SUBJECT PROPERTY IS ATTACHED AND IDENTIFIED AS EXHIBIT "A".

STANDARD EXCEPTIONS

a) Any matters which would be disclosed by a current survey and inspection of the premises.

b) Any matter not shown by the public records or that is improperly indexed of record.

c) This report is limited to the names of married women as they appear in the chain of title.

d) Title to any portion of the premises lying within the boundary of any public road and all easements lying within and under.

e) Riparian rights in and to the premises, or upper and lower riparian owners.

f) Rights of tenants in possession of and claims of adverse possession.

g) All municipal or county ruling, law, ordinance or regulation and all governmental regulations regarding the use or occupancy of subject property.

h) Unrecorded claims of lien for labor or material furnished for the improvement of subject property.

i) Liens for street improvements or sewer assessments not properly placed of record.
j) Past due water bills which will deter municipal or county authorities from transferring water meters until the bill is paid.

k) Liens for taxes not yet due and payable.

l) Assessments for pay as you enter water or sewer lines.

m) Ad valorem tax Fi. Fa's, executions and/or transfers that are not properly filed in the General Execution Docket.

n) Accuracy of any and all temporary computer generated indices

SPECIAL EXCEPTIONS

a) Taxes have not been ordered because the property is listed as exempt.

b) Security Deeds: NONE

c) Liens: NONE

d) Easements or restrictions:

ADDITIONAL PROBLEMS, EXCEPTIONS OR INFORMATION:

In 1960 Fulton County exchanged some of the frontage it had acquired in 1948 for additional parking area to the rear. The deeds swapping the properties are attached, but it will require a survey to give an accurate legal description.

This property was subject to a twenty year restriction requiring use as a public health center. The restriction has expired.

James R. Marshall  
Ga. Bar No. 471575

Suite 1750  
999 Peachtree Street, N.E.  
Atlanta, GA 30309  
(404)892-3700  
(404)873-2748 (FAX)
STATE OF GEORGIA  
FULTON COUNTY.

This instrument, made this 2nd day of November in the year of our Lord One Thousand, Nine Hundred and Sixty, between FULTON COUNTY; a political subdivision of Georgia, and ARKANSAS FUEL OIL CORPORATION, a Delaware Corporation; of the County of Fulton and State of Georgia of the first part, and of the County of Fulton of the second part,

WITNESSETH, That the said property of the first part, for and in consideration of the sum of Ten Dollars, the receipt of which is hereby acknowledged, to be paid or and before the sealing and delivery of these presents, the said part $1000.00, granted, bargained, sold, and conveyed, and by these presents do convey, grant, bargain, sell and convey unto the said part $1000.00 of the second part, its successors and assigns, all that tract or parcel of land lying and being in Land Lot 39 of the 11th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the north side of Jonesboro Road 126.7 feet northwesterly of the intersection of Jonesboro Road and Browns Mill Road; running thence north 50 degrees 33 minutes west along Jonesboro Road forty (40) feet to a point; thence south 40 degrees 36 minutes west a distance of sixty-seven and seventy-six hundredths (67.76) feet to a point which is the northwest corner of the property presently owned by Arkansas Fuel Oil Corporation; running thence northwesterly eighty-four (84) feet to the point of beginning.

The above description is in accordance with a plat of said property made by Thomas H. Lowe, Jr. & Associates, Inc., Civil Engineers, July 28, 1960, as revised September 13, 1960, reference to which is made.

This conveyance is executed pursuant to recommendation of the Fulton Industrial Authority and in accordance with resolution of the County Commission, duly entered on the Minutes of a meeting held November 2, 1960.

RECORDED 
Nov 15 '60 
CLERk SUPERIOR COURT

To Have and to Hold the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, or to the same being, belonging, or in any way appertaining, to the only proper use, benefit and behalf of the said part $1000.00 of the second part, its successors and assigns, forever, in fee simple.

And the said part $1000.00 of the first part, for its use, the said part $1000.00 of the second part, its successors and assigns, and the same rights and conveyances as the said part $1000.00 of the first part, for its use, will warrant and forever defend the right and title of the above described property unto the said part $1000.00 of the second part, its successors and assigns, against all claims of all persons whatsoever.

In Witness Whereof, the said party of the first part has hereunto set its hand and seal, the day and year first above written.

Signed, sealed, and delivered in the presence of

THOMAS KNOTT  
FULTON-COUNTY

RECORDED 
Nov 15 '60 
CLERk SUPERIOR COURT

Approved by 

RECORDED 
Nov 15 '60 
CLERk SUPERIOR COURT

BY 

RECORDED 
Nov 15 '60 
CLERk SUPERIOR COURT

RECORDED 
Nov 15 '60 
CLERk SUPERIOR COURT

RECORDED 
Nov 15 '60 
CLERk SUPERIOR COURT

RECORDED 
Nov 15 '60 
CLERk SUPERIOR COURT
STATE OF GEORGIA  
FULTON County.

This instrument, made this 19th day of October in the year of our Lord One Thousand, Nine Hundred Sixty , between ARKANSAS FUEL OIL CORPORATION, a corporation of the County of and State of Delaware of the first part, and FULTON COUNTY, a political subdivision of Georgia of the County of Fulton and State of Georgia of the second part.

WITNESSETH, That the said property of the first part, for and in consideration of the consideration hereinafter mentioned and paid to the said property of the first part, its successors and assigns, all that certain or parcel of land lying and being in Land Lot 39 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

To find the point of beginning, begin at a point on the southwest side of Jonesboro Road 166.7 feet north of the intersection of Jonesboro Road with Browns Mill Road; run thence south 36 degrees 50 minutes west a distance of sixty-seven and seventy-six hundredths (67.76) feet to the point of beginning of the property herein conveyed.

From said point of beginning thus established run south 76 degrees forty minutes west a distance of one hundred twenty-two and seventeen hundredths (122.17) feet to a concrete monument; thence south 02 degrees 30 minutes west a distance of fifty-four and five-tenths (54.5) feet to a concrete monument; thence north 84 degrees 30 minutes west a distance of one hundred thirty-three (133) feet to an iron pin; thence north 09 degrees 09 minutes east a distance of sixty-nine and sixty-five hundredths (69.65) feet to the point of beginning.

The above description is in accordance with a plat of said property made by Thomas H. Lowe, Jr. & Associates, Inc., Civil Engineers, July 28, 1960, as revised September 13, 1960, reference to which is made.

FULTON CO. GA.

Nov 14 8 42 AM '60

RECORDED

Nov 17 '60

To Have and to Hold the said bargained premises, together 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 its successors and assigns, forever, in fee simple.

And the said property of the first part, for its successors and assigns, will warrant and forever defend the right and title of the above described property unto the said property of the second part, its successors and assigns, against the claims of all persons whatsoever.

In WITNESS WHEREOF, the said property of the first part has hereunto set its hand and affixed its seal, the day and year first above written.

Signed, sealed, and delivered in the presence of ARKANSAS FUEL OIL CORPORATION:

[Signatures]

Notary Public

[Seal]
STATE OF GEORGIA, Fulton County

THIS INDENTURE, made this 2nd day of April in the Year of Our Lord One Thousand
Nine Hundred and Forty-eight

between

Mrs. Beanie B. Burton
of the State of Georgia and County of Fulton of the first part,
and
Fulton County, a political subdivision
of the State of Georgia and County of Fulton of the second part,

WITNESSETH: That the said part y
of the first part, for and in consideration of the sum

FIVE THOUSAND AND 50/100 DOLLARS,
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold and conveyed, and by these presents do a. grant, bargain, sell and convey unto the said party
of the second part,
its successors,
all that tract or parcel of land, lying and being in

land lot 39 of the 14th District of Fulton County, Georgia, being lots 13, 14 and 15 of the
Schoon-Jordan property, more particularly described as follows:

BEGINNING at a point on the southwest side of Jonesboro Road fifty-one (51) feet
southeast from the southwest corner of Jonesboro Road and Jordan Street; thence southeast
along the southwest side of Jonesboro Road, following the curve thereof, one hundred seventy-
six (176) feet; thence southwest two hundred seventy-three (273) feet; thence extending northwest
along the northeast line of lot #16 one hundred fifty-three (153) feet; thence northeast
along the northwest line of Lot #13 two hundred fourteen (214) feet to Jonesboro Road at the
point of beginning.

This property was owned by J. R. Burton at the time of his death on May 20, 1932, and
was set aside to his widow, Mrs. Beanie B. Burton, as a years support at the September term,
1932, of Fulton County Court of Ordinary, and this deed is accordingly made by the undersigned.

To Have and to Hold the said bargained premises together, 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

of the second part, its successors. forever in Fee Simple.

And the said party of the first part, for herself, her heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the
said part y
of the second part, its successors.

也不会有 adverse claims of any persons whatsoever.
of the State of Georgia and County of Fulton of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of FIVE THOUSAND AND NO/100 dollars, in hand paid at and before the writing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all that tract or parcel of land, lying and being in

land lot 39 of the 14th District of Fulton County, Georgia, being lots 13, 14 and 15 of the Schoen-Jordan property, more particularly described as follows:

BEGINNING at a point on the southwest side of Jonesboro Road fifty-one (51) feet southeast from the southwest corner of Jonesboro Road and Jordan Street; thence southeast along the southwest side of Jonesboro Road, following the curve thereof, one hundred seventy-six (176) feet; thence southeast two hundred seventy-three (273) feet; thence extending northwest along the northeast line of lot #16 one hundred fifty-three (153) feet; thence northeast along the northeast line of lot #13 two hundred fourteen (214) feet to Jonesboro Road at the point of beginning.

This property was owned by J. B. Burton at the time of his death on May 20, 1932, and was set aside to his widow, Mrs. Bertha B. Burton, as a years support at the September term, 1932, of Fulton County Court of Ordinary, and this deed is accordingly made by the undersigned.

To Have and to Hold the said bargained premises together, 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 party of the second part, its successors and assigns forever, in Fee Simple.

And the said party of the first part, for herself, her 

heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said party of the second part, its successors and assigns, against the lawful claims of all persons whomever.

In Witness Whereof, the said party of the first part, has hereto set her name and affixed her seal the day and year above written.

Signed, sealed and delivered in presence of

E. A. Wright

[Seal]

[Seal]

G. F. Boynton
(No. 16, P. of A.) Notary Public,
Georgia, State at Large

Filed ______________________________
Recorded __________________________