

2014067926 DEED BOOK 24333 Pg 546

Real Estate Transfer Tax \$5.50

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Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

When Recorded Return Document to:

Richard A. Newton, Esquire  
8425 Dunwoody Place  
Atlanta, Georgia 30350

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 27<sup>th</sup> day of September, 2013, between FIRST SOUTHERN INVESTMENT COMPANY, a Georgia corporation ("Grantor"), and COVER GREEN, INC., a Georgia corporation ("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 Dollars (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are 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, fee simple interest in and to all that tract or parcel of land described as follows:

ALL THAT TRACT or parcel of land lying and being in Land Lot 161 of the 15<sup>th</sup> District, DeKalb County, Georgia, being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof ("the Property").

This conveyance is made subject to the Permitted Encumbrances set forth on Exhibit "B" attached hereto and made a part hereof by this 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, including, but not limited to, that certain Reservation of Easement in favor of First Southern Investment Company, its successors and assigns, recorded in Deed Book 9649, Page 572, DeKalb County, Georgia Records, and all benefits attendant therein to said Property.

And, except as to the Permitted Encumbrances, the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of Grantor and all persons claiming through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said party of the first part has hereto set its hand and affixed its seal the day and year above written.

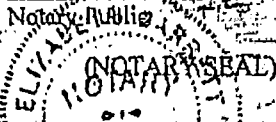
GRANTOR:  
FIRST SOUTHERN INVESTMENT COMPANY  
a Georgia corporation

Signed, sealed and delivered  
in the presence of:

By: Richard A. Newton  
Richard A. Newton, President

Marilyn White  
Unofficial Witness

Elizabeth Barrett  
Notary Public



(CORPORATE SEAL)



EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 161 of the 15<sup>th</sup> District, and Land Lot 6 of the 16<sup>th</sup> District of DeKalb County, Georgia, and being more particularly described as follows:

To find the true point of beginning, begin at an iron pin placed on the western right-of-way line of South Hairston Road (right of way varies) a distance of 131.79 feet northerly as measured along said right of way line from the easternmost point of the mitre line at the intersection of the western right of way line of South Hairston Road and the northeastern right of way line of Covington Highway (a/k/a U.S. Highway 278 and State Route Number 12 - right of way varies); thence along the western right of way line of South Hairston Road North 14 degrees 07 minutes 04 seconds East a distance of 144.863 feet to a concrete monument; thence continuing along the western right of way line of South Hairston Road North 20 degrees 12 minutes 12 seconds East a distance of 99.24 feet to a concrete monument found; thence continuing northwesterly along the western right of way line of South Hairston an arc distance of 204.90 feet to a concrete monument found (said arc being subtended by a chord having a bearing of North 5 degrees 11 minutes 35 seconds East and a distance of 204.13 feet); thence continuing along said right of way line North 03 degrees 25 minutes 32 seconds West a distance of 43.34 feet to a point; thence leaving said right of way and running North 75 degrees 59 minutes 35 seconds West a distance of 256.97 feet to a point; running thence North 14 degrees 24 minutes 40 seconds East a distance of 50.0 feet to a point; running thence North 75 degrees 59 minutes 35 seconds West a distance of 14.95 feet to a point, which point is the true Point of Beginning; running thence South 00 degrees 48 minutes 24 seconds West a distance of 206.83 feet to a point; running thence South 74 degrees 09 minutes 23 seconds West a distance of 92.13 feet to a point; running thence South 0 degrees 48 minutes 24 seconds West a distance of 206.83 feet to an iron pin found; running thence South 74 degrees 09 minutes 15 seconds East a distance of 100.0 feet to the true point of beginning; containing 0.45 acres, more or less.

Subject to all right and benefit of the Reservation of Easements and Restrictions and Easements of Record recorded in Deed Book 9649, Pages 572-575, DeKalb County, Georgia, Records and Restrictions and Easements of Record, and Easement and Restrictive Covenant Agreement recorded in Deed Book 9128, Page 335 aforesaid Records.