

House Bill 603

By: Representative Channell of the 116<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend an Act to provide a new charter for the City of Greensboro, approved March 16,  
2 1978 (Ga. L. 1978, p. 3932), as amended, so as to annex certain property and land into the  
3 corporate limits of the City of Greensboro; to provide for related matters; to repeal  
4 conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 An Act to provide a new charter for the City of Greensboro, approved March 16, 1978  
8 (Ga. L. 1978, p. 3932), as amended, is amended by designating the existing text in subsection  
9 (a) of Section 1.11 as paragraph (1) and adding a new paragraph (2) to read as follows:

10 "(2) In addition to the area set forth in paragraph (1) of this subsection, the corporate  
11 boundaries shall also include the following tracts of land:

12 (A) Tract One consisting of the following parcels:

13 PARCELS 1, 2 AND 3:

14 Property of Fay Sara Glynn Moore, Teresa Moore Churchwell & Dianne Moore  
15 Bennett, located in the 143rd District, G.M., Greene County, Georgia; being Parcels  
16 1-4 described in a Deed of Assent from Fay Sara Glynn Moore, Dianne Bennett and  
17 Teresa Churchwell, Executrices of the Last Will and Testament of Thelma R. Elder,  
18 dated March 9, 1988, recorded at Deed Book 130, Page 262, in the Office of the  
19 Clerk of Superior Court of Greene County, Georgia; and also known as four Tax  
20 Parcels in Greene County, Georgia as follows (1) 01 SS 1 20 - 38 acres, 052-0-00-0  
21 18-0; (2) 01 Eatonton Highway - 6 acres, 052-0-00-0 19-0 (3) 01-Stagecoach Road  
22 - 43 acres, 052-0-00-0 25-0; (4) 01 Eatonton Highway - 90 acres, 071-0-00-0 30-0.

23 LESS AND EXCEPT:

24 Parcel 1, 01 SS 120, 38 acres, 052-0-00-0 18-0 described above.

1 See also Deed Book 770, Page 309, Greene County, Georgia, records made a part  
2 hereof by reference

3 Map & Parcel Nos: 052-0-00-019-0

4 052-0-00-025-0

5 071-0-00-030-0

6 PARCEL 4:

7 All that tract or parcel of land, being comprised of 9.36 acres, lying and being in the  
8 163rd G.M.D., Greene County, Georgia, being described more particularly as  
9 follows:

10 BEGINNING at an iron pin located on the easternmost corner of the tract herein  
11 conveyed, where the same corners on the southeast with the northwesterly  
12 right-of-way of State Route #44 between Greensboro and Eatonton, and on the  
13 northeast with lands of Mrs. I.C. Elder; running thence along such right-of-way  
14 S69°01'10"W 317.54 feet to a concrete marker; continuing thence along such right  
15 of way S64°11'43"W 338.35 feet to a concrete marker, located on the  
16 southernmost corner of the tract herein conveyed, where the same corners with  
17 such right-of-way on the southeast, and the right-of-way of Local Service Road  
18 #5 on the southwest; running thence along such Service Road N51°20'01" W  
19 35.57 feet to a concrete marker; continuing thence along such Service Road  
20 N35°37'57" W 682.62 feet to a concrete marker, located on the westernmost  
21 corner of the tract herein conveyed, where the same corners on the southwest with  
22 such Service Road, and on the northwest with other lands of Elder; running thence  
23 along such lands of Elder N68°21'11"E 913.40 feet to an iron pin, located on the  
24 northernmost corner of the tract herein conveyed, where the same corners on the  
25 northwest with such lands of Elder, and on the northeast with such lands of Elder;  
26 running thence along such lands of Elder 30°22'28"W 580.43 feet to an iron pin;  
27 continuing thence along such lands of Elder S80°42'32"E 353.30 feet to an iron  
28 pin; continuing thence along such lands of Elder S52°02'16"E 154.63 feet to the  
29 POINT OF BEGINNING. This is the same tract or parcel of land as described in  
30 plat of survey by Perry D. Phelps, RLS, entitled 'Plat for Malvin R. and Pamela  
31 J. Wade', dated April 12, 1987, and recorded in Plat Book 14, Page 175, in the  
32 office of the Clerk of the Superior Court of Greene County, Georgia; this is also  
33 a portion of the lands conveyed by PERCY ABBOTT (ALBERT) COFER,  
34 Executor of the Estate of P.O. COFER, to PERCY ABBOTT (ALBERT) COFER,  
35 by Executor's Deed, dated June 30, 1973, and recorded in Deed Book 60, Page

1 336, in said Clerk's office. Said plat and deed are incorporated herein by reference  
2 as if fully set out herein for a more sufficient description of that tract or parcel of  
3 land herein conveyed.

4 See also Deed Book 433, Pages 157-158, Greene County, Georgia, records made  
5 a part hereof by reference

6 Map & Parcel No.: 052-0-00-020-0

7 **PARCEL 5:**

8 All that tract or parcel of land lying and being in the 163rd GMD of Greene County,  
9 Georgia, as shown on plat for John & Genevieve Williams dated January 20, 1999,  
10 prepared by John A. McGill, Georgia RLS No. 1753, and being more particularly  
11 described according to said plat as follows:

12 BEGINNING at a right-of-way marker located at the southwesterly intersection  
13 of the rights of way of State Route #44 and Local Service Road #5; thence in a  
14 southwesterly direction along the northwesterly right-of-way of State Route #44  
15 a distance of 377.31 feet to a right-of-way marker; thence along property now or  
16 formerly belonging to Cofer the following courses and distances: North 51  
17 degrees 52 minutes 41 seconds West 40.43 feet to a #4 rebar, North 51 degrees 52  
18 minutes 41 seconds West 179.04 feet to a #4 rebar, North 51 degrees 52 minutes  
19 41 seconds West 187.13 feet to a #4 rebar found and North 48 degrees 13 minutes  
20 43 seconds West 570.17 feet to a #4 rebar found; thence North 71 degrees 33  
21 minutes 47 seconds East along property now or formerly belonging to Seymore  
22 669.51 feet to a right-of-way marker found on the Southwesterly right-of-way of  
23 Local Service Road #5; thence along said right-of-way of Local Service Road #5  
24 a distance of 730.86 feet to a right-of-way marker located at the Southwesterly  
25 intersection of the rights of way of State Route #44 and Local Service Road #5  
26 and the POINT OF BEGINNING; being the same property conveyed by deeds  
27 recorded in Deed Book 364, Page 57, and Deed Book 371, Page 114, Greene  
28 County, Georgia records.

29 See also Deed Book 510, Pages 212-213, Greene Co., Georgia, records, made a  
30 part hereof by reference

31 Map & Parcel No.: 052-0-00-021-A

## 1 PARCEL 6:

2 That certain tract or parcel of land lying and being in the 143rd District, G.M. of  
3 Greene County, Georgia, containing one (1) acre, more or less, as shown by plat  
4 thereof of Perry D. Phelps, dated April 26, 1969, and recorded in Greene County  
5 Records in Plat Book 6, Page 158, made part hereof by reference. Said lot of land  
6 beginning at the southwest corner of same, which corner is located on the eastern  
7 boundary of old State Highway No. 44 a distance of 842.5 feet as measured along  
8 said old State Highway No. 44 from the northern boundary of the right-of-way of  
9 the Georgia Railroad, and running thence along the eastern boundary of said old  
10 State Highway No. 44 N 22 degrees 50 Minutes E 210 feet to an iron pin; thence S  
11 85 degrees 15 minutes E 210 feet to an iron pin; thence S 22 degrees 50 minutes W  
12 210 feet to an iron pin; thence N 85 degrees 15 minutes W 210 feet to an iron pin  
13 at POINT OF BEGINNING; and being bounded on the West by said old State  
14 Highway No. 44 and on all other sides by lands of first parties herein.

15 See also Deed Book 54, Page 229, Greene County, Georgia, records, made a part  
16 hereof by reference

17 Map & Parcel No: 070-0-00-020-0

## 18 PARCEL 7:

19 All that certain tract or parcel of land situate, lying and being in the 143rd District,  
20 G.M. of Greene County, Georgia containing 72 acres, more or less, being bounded  
21 generally now or formerly, on the North by that public road known as the Willow  
22 Run Road; East and South by the railroad right-of-way; and West by the old  
23 Eatonton Highway and lands of Willie and Eva Jernigan. Said lands are further  
24 described as a portion of that tract of land conveyed by R. F. Taylor to Lillie T.  
25 Boswell by deed dated September 16, 1947, of record in Deed Book 35, Page 80,  
26 Greene County records.

27 See also Deed Book 504, Page 271, Greene County, Georgia, records, made a part  
28 hereof by reference

29 Map & Parcel No: 070-0-00-021-0

## 30 PARCEL 8:

31 All that tract or parcel of land lying and being in the 143rd District, G.M., Greene  
32 County, Georgia, and being more particularly described as follows: All That tract  
33 or parcel of land situate, lying and being on the northeast corner of Old Eatonton

1 Road and Chipman-Union Road, in Greene County, Georgia, being more  
 2 particularly described as commencing at a point where the northern right-of-way of  
 3 Chipman-Union Road and the eastern right-of-way of Old Eatonton Road intersect,  
 4 and proceeding North 24 degrees 36 minutes 00 seconds East a distance of 584.80  
 5 feet to a concrete monument found; thence South 74 degrees 24 minutes 36 seconds  
 6 East a distance of 185.70 feet to a 1" pipe found; thence North 25 degrees 45  
 7 minutes 00 seconds East a distance of 314.69 feet to a concrete monument found;  
 8 thence South 64 degrees 45 minutes 02 seconds East a distance of 974.20 feet to a  
 9 1" pipe set; thence South 30 degrees 05 minutes 17 seconds East a distance of  
 10 192.35 feet to a 1" pipe set; thence South 23 degrees 43 minutes 51 seconds West  
 11 a distance of 478.93 feet to a 1" pipe set; thence South 35 degrees 40 minutes 06  
 12 seconds West a distance of 576.28 feet to a 1" pipe set; thence North 54 degrees 19  
 13 minutes 55 seconds West a distance of 1240.53 feet to a 1" pipe set, said point being  
 14 point of beginning. Said property being bounded as follows: On the North by  
 15 property of Durham; on the East by property of Alcan; on the South by  
 16 Chipman-Union Road; and on the West by Old Eatonton Road. There is excluded  
 17 from this conveyance that property deeded by Chipman-Union, Inc. to Alcan  
 18 Aluminum Corporation by Warranty Deed date 12/18/98 and recorded in Deed  
 19 Book 468, Pages 33-34, Greene County Records. This is a portion of that property  
 20 deeded from Greensboro Industrial Corporation to Chipman-Union, Inc. by  
 21 Warranty Deed dated 9/11/73 and recorded in Deed Book 60, Page 369, Greene  
 22 County records.

23 See also Deed Book 729, Pages 242- 244, Greene County, Georgia, records, made  
 24 a part hereof by reference

25 Map & Parcel No.: 070-0-00-023-0

26 **PARCEL 9:**

27 All that tract of land lying and being in Greene County, Georgia, 143rd District,  
 28 G.M., containing 84 1/3 acres, more or less, and bounded on the North by public  
 29 road and land now or formerly of W.J. Baynes; on the East by land now or formerly  
 30 of W. J. Baynes; on the East and Southeast by right-of-way of Georgia Railroad; on  
 31 the South by land now of Greensboro Industrial Corporation (now occupied by  
 32 Keystone Metals, Inc.); and by land of Mrs. C.H. Crumbley; and on the West by  
 33 said public road, same being old Greensboro-Eatonton public road; and this being  
 34 the same land shown on plat thereof by Sam P. Turner, Surveyor, dated July 14,

1 1926, and recorded in Plat Book 1, Page 251, Office of the Clerk of the Superior  
2 Court, Greene County, Georgia; said plat made part hereof by reference.

3 LESS AND EXCEPT:

4 ALL THAT TRACT OR PARCEL OF LAND lying and being in the 143rd District,  
5 G.M., of Greene County, Georgia, which is more particularly described as follows:

6 TO LOCATE THE POINT OF BEGINNING commence at the intersection of  
7 the northeastern margin of the right-of-way of Willow Run Road (County Road  
8 No. 181) and the northwestern margin of the right-of-way of Family Lines  
9 Railroad (having a 100-right-of-way); THENCE northeasterly along the  
10 northwestern margin of the right-of-way of the Family Lines Railroad a distance  
11 of 1,456.3 feet to a point marked by an iron pin set and being the POINT OF  
12 BEGINNING (said point being common to lands now or formerly owned by  
13 Greater Greensboro Development Corporation which is or was under lease with  
14 Alcan Aluminum Corporation); THENCE North 54 degrees 20 minutes East  
15 along the northwestern margin of the right-of-way of the Family Lines Railroad  
16 a distance of 327.60 feet to a point marked by an iron pin set; THENCE North  
17 16 degrees 37 minutes 22 seconds West a distance of 68.48 feet to a point  
18 marked by an iron pin set (said point being a corner common to lands now or  
19 formerly owned by J.E. Boswell and Dr. Phil Boswell); THENCE North 62  
20 degrees 02 minutes 39 seconds West a distance of 1,258.19 feet to a point  
21 marked by an iron pin set (said point being a corner common to lands now or  
22 formerly owned by Dr. Phil Boswell); THENCE South 38 degrees 50 minutes  
23 05 seconds West a distance of 348.54 feet to a point marked by an iron pin  
24 found (said point being a corner common to lands now or formerly owned by  
25 Dr. Phil Boswell, Chipman-Union and Greater Greensboro Development  
26 Corporation); THENCE South 62 degrees 02 minutes 39 seconds East a distance  
27 of 1,226.49 feet to the POINT OF BEGINNING, containing 10.0 acres, more or  
28 less as more particularly shown and delineated on that Survey for Alcan Ingot  
29 & Powders dated November 2, 1984, prepared by Robert H. Harwell, a Georgia  
30 Registered Land Surveyor, recorded in Plat Book 13, Page 234 in the Office of  
31 the Clerk of the Superior Court of Greene County, Georgia which survey is  
32 incorporated herein by reference thereto.

## 1       FURTHER LESS AND EXCEPT:

2       All that tract or parcel of land, lying and being in the 143rd District, G.M., Greene  
3       County, Georgia, being comprised of 0.18 acre, described more particularly as  
4       follows: BEGINNING at a concrete marker, located on the southernmost corner of  
5       the tract herein conveyed, where the same corners on the southeast with the  
6       right-of-way of the Family Lines Railroad, and on the southwest with lands of  
7       Alcan Ingots & Powders; running thence along such Railroad right-of-way North  
8       54 degrees 20 minutes East 306.8 feet to an iron pin, located on the easternmost  
9       corner of this tract, where the same corners on the Southeast with said Railroad  
10      right-of-way, and on the Northeast with lands of J.E. Boswell; running thence along  
11      such lands of Boswell North 16 degrees 37 minutes 22 seconds West 26.16 feet to  
12      an iron pin, located where the tract herein conveyed corners on the Northeast with  
13      said lands of J.E. Boswell, and on the Northwest with lands formerly of Phillip T.  
14      Boswell (to be conveyed to Alcan Ingots & Powders); running thence along such  
15      lands of Phillip T. Boswell South 54 degrees 20 minutes West 327.60 feet to an iron  
16      pin, located where the tract herein conveyed borders on the Northwest with such  
17      lands of Alcan to be acquired, and such lands of Alcan on the Southwest; running  
18      thence along such lands of Alcan on the Southwest South 62 degrees 02 minutes 39  
19      seconds East 27.61 feet to the POINT OF BEGINNING. This is the same tract or  
20      parcel of land as shown on a plat of survey titled 'Survey for Alcan Ingot &  
21      Powders' by Robert H. Harwell, RLS, dated December 18, 1984, and recorded in  
22      Plat Book 13, Page 243 in the office of the Clerk of the Superior Court of Greene  
23      County, Georgia, said plat being incorporated herein by reference as if fully set out  
24      herein for a more sufficient description.

## 25      FURTHER LESS AND EXCEPT:

26      All that tract or parcel of land, lying and being in the 143rd District, G.M., Greene  
27      County, Georgia, being comprised of 4.0 acres, together with house and any and all  
28      other improvements thereon, and being more particularly described as follows:  
29      BEGINNING at an iron pin, located on the Westernmost corner of the tract herein  
30      conveyed, where the same corners on the Northwest with the Southeasterly  
31      right-of-way of the 'Old Eatonton Road' (County Road No. 39) and on the  
32      Southwest with lands of Philip T. Boswell; running thence along such lands of  
33      Boswell South 74 degrees 57 minutes 36 seconds East 259.0 feet to an iron pin,  
34      located on the Southernmost corner of the tract herein conveyed, where the same  
35      corners on both the Southwest and Southeast with lands of Philip T. Boswell;  
36      running thence along such lands of Boswell North 27 degrees 38 minutes 27

1 seconds East 142.91 feet to an iron pin; continuing thence along such lands of  
 2 Boswell North 76 degrees 29 minutes 30 seconds East 113.41 feet to an iron pin;  
 3 continuing thence along such lands of Boswell North 19 degrees 43 minutes 23  
 4 seconds East 74.97 feet to an iron pin; continuing thence along such lands of  
 5 Boswell North 77 degrees 33 minutes 49 seconds East 26.93 feet to an iron pin;  
 6 continuing thence along such lands of Boswell N 0 degrees 40 minutes West 181.30  
 7 feet to an iron pin; continuing thence along such lands of Boswell North 7 degrees  
 8 41 minutes 03 seconds West 109.41 feet to an iron pin; continuing thence along  
 9 such lands of Boswell North 39 degrees 32 minutes 46 seconds West 214.12 feet to  
 10 an iron pin, located on the Northernmost corner of the tract herein conveyed, where  
 11 the same corners on the Northeast with such lands of Boswell, and on the Northwest  
 12 with such right-of-way of County Road No. 39; running thence along the  
 13 right-of-way of such County Road South 27 degrees 47 minutes 31 seconds West  
 14 697.54 feet to the POINT OF BEGINNING. This is the same tract or parcel of land  
 15 as described in plat of survey by Robert H. Harwell, RLS, dated May 7, 1987,  
 16 entitled 'Survey for Philip T. Boswell' and recorded in Plat Book 14, Page 183 in the  
 17 office of the Clerk of the Superior Court of Greene County, Georgia, said plat being  
 18 incorporated herein by reference as if fully set out herein, for a more sufficient  
 19 description of that tract or parcel of land herein conveyed. This real property is a  
 20 part of the lands conveyed from JAMES T. BOSWELL to PHILIP T. BOSWELL  
 21 by warranty deed, dated September 5, 1979 and recorded in Deed Book 80, Page  
 22 132 in said Clerk's office, such deed also being incorporated herein by reference in  
 23 aid of this description.

24 See also Deed Book 164, Pages 309-311 Greene County, Georgia records, made a  
 25 part hereof by reference  
 26 Map & Parcel # 070-0-00-025-0

27 **PARCEL 10:**

28 All that certain lot of land lying in Greene County, Georgia, 143rd District, G.M.,  
 29 containing one, (1) acre, more or less, and bounded now or formerly on the North  
 30 by Old State Route #44, presently Road 39; on the East by a farm road, across from  
 31 which lies land of W.J. Baynes; on the South and West by land of George R. Bates;  
 32 and being the same land shown on plat thereof by Robert H. Harwell, Surveyor,  
 33 dated December 10, 1985, which said plat is recorded in Office of Clerk of Superior  
 34 Court, Greene County, Georgia, in Plat Book 14, Page 36, said plat made part  
 35 hereof by reference for more definite metes, bounds, courses and distances

1 See also Deed Book 740, Page 413 Greene County, Georgia, records, made a part  
2 hereof by reference

3 Map & Parcel No.: 070-0-00-027-0

4 **PARCEL 11:**

5 All that tract or parcel of land, lying and being in the 143rd G.M.D., Greene County,  
6 Georgia, being comprised of 32.98 acres, described more particularly as follows:  
7 BEGINNING at an iron pin located on the northeastern corner of the tract herein  
8 conveyed, where the same corners on the northeast with lands of Jack Baynes; and  
9 on the northwest with Old State Route #44 between Greensboro and Eatonton;  
10 running thence along a fence line and such lands of Baynes S23 Degrees 42'E  
11 547.52 feet to an iron pin; continuing thence along such lands of Baynes and lands  
12 of Terrell and Smith S22 degrees 55'E 961.0 feet to an iron pin; continuing thence  
13 along such lands of Terrell and Smith S23 degrees 46'E 240.7 feet to an iron pin;  
14 continuing thence along such lands of Terrell and Smith S22 degrees 24'E 163.40  
15 feet to an iron pin; continuing thence along such lands of Baynes S22 degrees  
16 11'19"E 1130.91 feet to an iron pin, located near the southeastern corner of the tract  
17 herein conveyed, where the same corners on the northeast and southeast with such  
18 lands of Baynes and the Georgia Railroad right-of-way; continuing thence S22  
19 degrees 11'19"E 25.0 feet to the southeastern corner of the tract herein conveyed,  
20 where the same corners on which such railroad right-of-way on both the northeast  
21 and southeast; running thence along such railroad right-of-way S55 degrees  
22 12'35"W 413.67 feet to an iron pin, located on the southwestern corner of the tract  
23 herein conveyed, where the same corners with such railroad right-of-way on the  
24 southeast and lands of Dr. Phillip Boswell on the southwest; running thence along  
25 a fence line and such lands of Dr. Phillip Boswell N15 degrees 44'W 540.48 feet to  
26 an iron pin located at a stump; continuing thence along such other lands of Boswell  
27 N27 degrees 47'W 933.19 feet to an iron pin; continuing thence along such fence  
28 line and lands of Boswell N29 degrees 02'W 1785.84 feet to an iron pin, located on  
29 the northwestern corner of the tract herein conveyed, where the same corners with  
30 such lands of Dr. Phillip Boswell on the southwest, and Old State Highway #44 on  
31 the northwest; running thence along such Highway N77 degrees 34'E 621.92 feet  
32 to the POINT OF BEGINNING. This is the same tract of land as shown on plat of  
33 survey by Perry D. Phelps, RLS, dated June 10, 1985, and recorded in Plat Book 13,  
34 Page 289 in the office of the Clerk of the Superior Court of Greene County,  
35 Georgia; and is the land acquired by J. E. BOSWELL from W. J. Baynes, by  
36 warranty deed dated January 5, 1978, and recorded in Deed Book 75, Page 316 in

1 said Clerk's Office, the plat and deed being incorporated herein by reference for a  
2 more sufficient description of the tract of land being described.

3 LESS AND EXCEPTING THEREFROM: One (1.0) acres more or less that was  
4 conveyed from George R. Bates to Jacqueline Dunn, in a Warranty Deed dated  
5 February 21st, 1986, of record in Deed Book 102, Page 204, Greene County Records.

6 See also Deed Book 273, Page 70-71 Greene County, Georgia, records, made a part  
7 hereof by reference

8 Parcel #070-0-00-028-0

9 PARCEL 12:

10 All that tract or parcel of land lying and being in the 143rd District, G.M., of Greene  
11 County, Georgia, containing two (2) acres as per plat of survey of J.N. Turner,  
12 surveyor, dated July 17, 1962, which said plat appears of record in the office of the  
13 Clerk of the Superior Court of Greene County, Georgia, in Plat Book 3, Page 337.  
14 The lands hereby conveyed beginning at an iron pin in the northwest corner of lot  
15 conveyed where same corners with lands of Calvin Terrell and lands of Mrs. H. G.  
16 Baynes and running N 67 1/2 degrees 5.40 chains; thence S 26 1/2 degrees E 3.70  
17 chains; thence S 67 1/2 degrees W 5.40 chains; thence N 26 1/2 degrees W 3.70  
18 chains to point of beginning; and being a portion of the land conveyed to grantor by  
19 warranty deed of Calvin Terrell, dated July 5, 1962, and recorded in said Clerk's  
20 Office in Deed Book 48, Page 143.

21 See also Deed Book 48, Page 178 Greene County, Georgia, records, made a part  
22 hereof by reference

23 Map & Parcel No.: 070-0-00-029-0

24 PARCEL 13:

25 All that lot of land lying and being in Greene County, Georgia, 143rd District,  
26 G.M., and more particularly described as follows: Beginning at an iron pin at the  
27 southeast corner of the lot herein conveyed where the same corners with land now  
28 or formerly of H. G. Baynes, and running thence South 67.5 degrees W 1.85 chains  
29 to property line of Willie Terrell; thence North 26.5 degrees W 3.70 chains to an  
30 iron pin at the northeast corner of lot of said Willie Terrell; thence North 67.5  
31 degrees East 1.85 chains to property line now or formerly of H. G. Baynes; thence  
32 South 26.5 degrees East along said Baynes' property line 3.70 chains to point of

1 beginning; and being bounded now or formerly on the Northeast and Southeast by  
2 said Baynes land; on the Southwest by lot of said Willie Terrell; and on the  
3 Northwest by lot of Lousella Terrell.

4 This being the same property described in deed from Ever Jane Terrell Wright by  
5 Bank of Greensboro (GA), attorney-in-fact, to Roper Ford Sales, Inc., dated  
6 February 6, 1973, and recorded in Office of Clerk of Superior Court, Greene  
7 County, Georgia, in Deed Book 60, Page 287.

8 See also Deed Book 86, Page 203 Greene County, Georgia, records, made a part  
9 hereof by reference

10 Map & Parcel No.: 070-0-00-030-0

11 PARCEL 14:

12 All that lot of land lying and being in Greene County, Georgia, 143rd District,  
13 G.M., containing one (1) acre, more or less, bounded North and West by land of H.  
14 G. Baynes; and East and South by land of Randolph Terrell, and being the same  
15 land shown on plat thereof by J. N. Turner, Surveyor, dated May 4, 1956, and  
16 recorded in Plat Book 3, Page 332, said Clerk's Office - said plat specifically made  
17 part hereof by reference in aid of this description.

18 See also Deed Book 73, Page 503 Greene County, Georgia, records, made a part  
19 hereof by reference

20 Map & Parcel No. 070-0-00-031-0

21 PARCEL 15:

22 All that tract or parcel of land lying and being in the 143rd District, G.M. of Greene  
23 County, Georgia, containing four (4) acres, more or less and bounded now or  
24 formerly as follows: North by lands of Mrs. H. G. Baynes, and by other lands of  
25 Calvin Terrell; East by lands of Mrs. H. G. Baynes; South by lands of Mrs. H. G.  
26 Baynes; and West by lands of said Mrs. Baynes and by other lands of Calvin  
27 Terrell. This being the same land conveyed to said Calvin Terrell by said Randolph  
28 Terrell by deed dated August 2, 1948, and recorded in office of Clerk of Superior  
29 Court of Greene County, Georgia, in Deed Book 31, page 287, with the exception  
30 of one (1) acre thereof, as shown by plat of said one acre made by J. N. Turner,  
31 surveyor on May 4, 1956, which said plat appears of record in said Clerk's office in  
32 Plat Book, 3, page 332, and said deed and said plat are hereby made part hereof by  
33 reference.

1 See also Deed Book 48, Page 143 Greene County, Georgia, records, made a part  
2 hereof by reference

3 Map & Parcel No.: 070-0-00-032-0

4 **PARCEL 16:**

5 All that tract or parcel of land lying and being in the 143rd District, G.M., Greene  
6 County, Georgia, containing 65.35 acres, more or less, as is more particularly shown  
7 on that certain plat of survey for W.J. Baynes by Perry D. Phelps, R.L.S no. 1384,  
8 dated October 1978, and recorded in Plat Book 16, Page 55, Greene County public  
9 deed records, which said plat and the record thereof are hereby incorporated by this  
10 express reference.

11 This is part of the same property as that conveyed from Mary D. Baynes as  
12 executrix to Mary D. Baynes, individually, by Assent to Devise recorded in Deed  
13 Book 130, Page 64, Greene County public deed records. Said property is bounded  
14 on the North by the Old Eatonton Road, on the East by now or formerly Custom  
15 Form, Inc., on the South by the northerly right-of-way of the Georgia Railroad, and  
16 on the West by Boswell, et al.

17 See also Deed Book 462, Page 287 Greene County, Georgia, records, made a part  
18 hereof by reference

19 Map & Parcel No.: 070-0-00-033-0

20 **PARCEL 17:**

21 **ALL THAT TRACT OR PARCEL OF LAND** lying and being in the 143 G.M.D.  
22 of Greene County, Georgia, which is more particularly described as follows:

23 **TO LOCATE THE POINT OF BEGINNING** commence at the intersection of the  
24 northeastern margin of the right-of-way of Willow Run Road (County Road No.  
25 181) and the northwestern margin of the right-of-way of Family Lines Railroad  
26 (having a 100-right-of-way); **THENCE** northeasterly along the northwestern  
27 margin of the right-of-way of the Family Lines Railroad a distance of 1,456.3 feet  
28 to a point marked by an iron pin set and being the **POINT OF BEGINNING** (said  
29 point being common to lands now or formerly owned by Greater Greensboro  
30 Development Corporation which is or was under lease with Alcan Aluminum  
31 Corporation); **THENCE** North 54 degrees 20 minutes East along the northwestern  
32 margin of the right-of-way of the Family Lines Railroad a distance of 327.60 feet  
33 to a point marked by an iron pin set; **THENCE** North 16 degrees 37 minutes 22  
34 seconds West a distance of 68.48 feet to a point marked by an iron pin set (said

1 point being a corner common to lands now or formerly owned by J.E. Boswell and  
2 Dr. Phil Boswell); THENCE North 62 degrees 02 minutes 39 seconds West a  
3 distance of 1,258.19 feet to a point marked by an iron pin set (said point being a  
4 corner common to lands now or formerly owned by Dr. Phil Boswell); THENCE  
5 South 38 degrees 50 minutes 05 seconds West a distance of 348.54 feet to a point  
6 marked by an iron pin found (said point being a corner common to lands now or  
7 formerly owned by Dr. Phil Boswell, Chipman-Union and Greater Greensboro  
8 Development Corporation); THENCE South 62 degrees 02 minutes 39 seconds  
9 East a distance of 1,226.49 feet to the POINT OF BEGINNING, containing 10.0  
10 acres, more or less, as more particularly shown and delineated on that Survey for  
11 Alcan Ingot & Powders dated November 2, 1984, prepared by Robert H. Harwell,  
12 a Georgia Registered Land Surveyor, recorded in Plat Book 13, Page 234 in the  
13 Office of the Clerk of the Superior Court of Greene County, Georgia which survey  
14 is incorporated herein by reference thereto.

15 AND ALSO:

16 All that certain tract or parcel of land lying and being situate in the 143rd  
17 District, G. M., Greene County, Georgia, in the City of Greensboro, containing  
18 30.02 acres, more or less, and being bounded now or formerly as follows: On the  
19 northeast by land of Gentry Strickland, on the southeast by the right-of-way of  
20 the Georgia Railroad, on the southwest by the right-of-way of a paved public  
21 read leading from new Georgia Highway 44 to Old Georgia Highway 44, and  
22 on the northwest by land owned by Chipman-Union, Inc. The land herein  
23 described is more particularly described as follows: Beginning at a concrete  
24 monument situate in the southeasternmost corner of the property herein  
25 described, the same being a point common to the northerly right-of-way of the  
26 Georgia Railroad and the northerly right-of-way of said paved public road, and  
27 running thence along the right-of-way of said Georgia Railroad north 51 degrees  
28 39 minutes east 1508.8 feet to a concrete monument; thence north 64 degrees 38  
29 minutes west 1253.34 feet along property line of Gentry Strickland to an iron  
30 pin; thence south 35 degrees 48 minutes west 1173.98 feet along property line  
31 of Chipman-Union, Inc. to an iron pin located on the right-of-way of said paved  
32 public road; thence south 54 degrees 12 minutes east 834.39 feet along said  
33 public road right-of-way to the point of beginning. A plat of the land herein  
34 described made by Lawrence A. Corry, Registered Surveyor on September 11,  
35 1976, is recorded in Plat Book 10, page 124, in the Office of the Clerk of the  
36 Superior Court of Greene County, Georgia, which said plat and the record  
37 thereof are hereby incorporated herein and made a part hereof by reference.

1 This is the same land conveyed to Greater Greensboro Development  
2 Corporation by warranty deed from Greensboro Industrial Corporation dated  
3 October 21, 1972 and recorded in Deed Book 59, page 473, in said Clerk's  
4 Office, which deed is here referred to in aid of this description.

5 LESS AND EXCEPTING THEREFROM: 0.846 of an acre, more or less, conveyed  
6 by Greater Greensboro Development Corporation to Georgia Power Company dated  
7 May 30, 1985, recorded in Deed Book 97, page 607 in the Office of the Clerk of the  
8 Superior Court of Greene County, Georgia. The net acreage conveyed hereby is  
9 29.17 acres, more or less.

10 AND ALSO:

11 All that certain tract or parcel or land lying and being in the 143rd District, G.M. of  
12 Greene County, Georgia, in the City of Greensboro, containing 0.846 of an acre,  
13 more or less, being designated as Tract No.1 and more particularly described on plat  
14 entitled Willow Run Road 46/12 KV Substation prepared by Edward Kersey,  
15 Registered Surveyor No. 1981, and recorded in Plat Book 11, page 144, in the  
16 Office of the Clerk of the Superior Court of Greene County, Georgia, as follows: To  
17 find the true point of beginning begin at an iron pin situate on the northeastern  
18 right-of-way of County Road No. 181 shown on said plat as Industrial Park Road  
19 and sometimes known as Willow Run Road, the same being a point common to  
20 lands of Chipman-Union, Inc. and lands of Greater Greensboro Development  
21 Corporation under lease to Alcan Aluminum Corporation; from said point running  
22 along lands of Chipman-Union, Inc. north 42 degrees 15 minutes 55 seconds east  
23 320.10 feet to an iron pin which is the true point of beginning. From said true point  
24 of beginning run along lands of Chipman-Union, Inc. north 42 degrees 15 minutes  
25 55 seconds east 180.0 feet to an iron pin; thence leaving said property of  
26 Chipman-Union, Inc. and running south 47 degrees 45 minutes 38 seconds east  
27 204.28 feet to an iron pin; thence south 42 degrees 00 minutes 00 seconds west  
28 180.0 feet to an iron pin; thence north 47 degrees 45 minutes 28 seconds west  
29 205.09 feet to the point of beginning. This is a portion of the same land conveyed  
30 to Greater Greensboro Development Corporation by deed from Greensboro  
31 Industrial Corporation dated October 21, 1972, recorded in Deed Book 59, page  
32 473, in said Clerk's Office and here referred to in aid of this description.

1 See also Deed Book 95, Page 598; Deed Book 141, Page 199; and Deed Book 97,  
2 Page 607, Greene County, Georgia, records, made a part hereof by reference  
3 Map & Parcel No.: 070-0-00-046-0

4 **PARCEL 18:**

5 All that certain tract or parcel of land situate, lying and being in the 143rd District,  
6 G.M. of Greene County, Georgia, containing 82.17 acres, more or less, being  
7 bounded generally, now or formerly, on the East by Georgia Highway #44 and  
8 property of the City of Greensboro, property of McGill and property of Headley;  
9 North by the city limits of the City of Greensboro and by Greensboro Industrial  
10 Park; West by the Georgia Railroad right-of-way; and South by the Greensboro city  
11 limits and lands of American Real Estate Investment Company. Said lands are  
12 further described as a portion of that tract of land conveyed by R. F. Taylor to Lillie  
13 T. Boswell by deed dated September 16, 1947, of record in Deed Book 35, Page 80,  
14 Greene County records.

15 See also Deed Book 460, Page 92 Greene County, Georgia, records, made a part  
16 hereof by reference  
17 Map & Parcel No: 070-0-00-048-0

18 **PARCEL 19:**

19 All of that certain lot or parcel of land situate, lying and being in the corporate limits  
20 of the City of Greensboro, 143rd District, G.M., Greene County, Georgia,  
21 containing FOUR and 996/1000ths (4.996) ACRES, more or less, fronting on the  
22 northwestern right-of-way of Georgia Highway No. 44, and being more particularly  
23 described in that certain plat of survey prepared by Perry Darrel Phelps, RLS, dated  
24 January 25, 1991, revised November 13, 1996, or record in Plat Cabinet 1, Slide  
25 403, Page 10, Clerk's Office Greene County, Georgia Superior Court, said plat  
26 being incorporated herein and made a part hereof by reference. The property is  
27 bounded now or formerly as follows: on the East by Peter J. Rice; on the South by  
28 Georgia Highway No. 44; and on the West by Headley and Boswell. Being the  
29 same property conveyed in that certain warranty deed by Lillie T. Boswell and  
30 James T. Boswell, dated May 22, 1991, of record in Deed Book 202, Page 28 in the  
31 aforesaid Clerk's Office.

1 See Deed Book 363, Page 267-268 Greene County, Georgia, records, made a part  
2 hereof by reference  
3 Map & Parcel No.: 070-0-00-048-A

4 PARCEL 20:

5 All that tract or parcel of land lying and being in the 143rd District, G. M., Greene  
6 County, Georgia, containing 1.51 acres, and being more particularly shown on  
7 survey prepared by Perry Darrel Phelps, Georgia Registered Surveyor #1384, dated  
8 December 21, 1993, recorded in Plat Book 21, Page 130, in the Office of the Clerk  
9 of the Superior Court of Greene County, Georgia. Said plat and the recording  
10 thereof are specifically made a part by reference thereto. This is a portion of the  
11 property conveyed to Mrs. Lillie T. Boswell and James T. Boswell by Warranty  
12 Deed from Robert L. Boswell, Jr., dated May 22, 1969, recorded in Deed Book 54,  
13 Page 316, in said Clerk's Office.

14 See Deed Book 270, Page 283, Greene County records Greene County, Georgia,  
15 records, made a part hereof by reference  
16 Map & Parcel 070-0-00-048-B

17 PARCEL 21:

18 All that certain tract or parcel of land situate, lying and being in the 143rd District,  
19 G.M. of Greene County, Georgia, containing 1.50 acres, more or less, being more  
20 fully described as to shape, courses, metes and distances as Tract 2 on a plat by  
21 Perry D. Phelps, L.S., dated September 27, 1996, of record in Plat Slide 403, Page  
22 8, Greene County records, to which plat reference is particularly made as an aid to  
23 this description.

24 AND ALSO:

25 All that certain tract or parcel of land situate, lying and being in the 143rd District,  
26 G.M. of Greene County, Georgia, containing 1.0 acre, more or less, being more  
27 fully described as to shape, courses, metes and distances as Tract #1 in on a plat  
28 by Perry D. Phelps, L.S., dated September 27, 1996, a copy of which is now of  
29 record in Plat Cabinet 1, Slide 403, Page 8, Greene County records, to which plat  
30 and the record thereof reference is specifically made as a part hereof.

31 See Deed Book 665, Page 681, Greene County, Georgia, records, made a part  
32 hereof by reference  
33 Map & Parcel No.: 070-0-00-048-C

## 1 PARCEL 22:

2 All that tract or parcel of land situate; lying and being in the 143rd G.M.D. of  
3 Greene County, Georgia, on the northeastern side of Willow Run Road and  
4 containing 6.03 acres as shown on a plat of survey prepared for Jim Brantley by  
5 Baldwin Engineering Services, Registered Surveyor #2655, dated January 10, 1993,  
6 and being recorded in the Office of the Clerk of the Superior Court of Greene  
7 County, Georgia, in Plat Cabinet 1, Slide 421, Page 2. Reference to said plat is  
8 hereby made for a more particular description of said property. This being the same  
9 property conveyed to James Brantley and Mimi Brantley by deed of James T.  
10 Boswell and Robert L. Boswell, Jr. dated February 26, 1998, of record in Deed  
11 Book 413, Page 12, aforesaid records.

12 See Deed Book 526, Page 142, Greene County, Georgia, records, made a part  
13 hereof by reference

14 Map & Parcel No.: 070-0-00-048-E

## 15 PARCEL 23:

16 All that certain lot or parcel of land lying and being in the 143rd District, G.M. of  
17 Greene County, Georgia, containing 0.997 acres, more or less, and having such  
18 shape, courses, metes and distances as will more fully appear by reference to that  
19 certain plat of survey prepared by Perry D. Phelps, Registered Surveyor, on  
20 December 21, 1996, and being recorded in Plat Cabinet 1, Slide 404, Page 7, in the  
21 Office of the Clerk of the Superior Court of Greene County, Georgia, which said  
22 plat and the record thereof are hereby incorporated herein and made a part hereof  
23 by reference.

24 See Deed Book 366, Page 280, Greene County, Georgia, records, made a part  
25 hereof by reference

26 Map & Parcel #: 070-0-00-049-0

## 27 PARCEL 24:

28 All that tract or parcel of land, lying and being in the City of Greensboro, 143rd  
29 G.M.D., Greene County, Georgia, being comprised of 1.313 acres, together with  
30 building and improvements thereon, and being more particularly described as  
31 follows:

32 BEGINNING at an iron pin located on the southwestern corner of the tract herein  
33 conveyed, where the same corners on the southeast with the northwesterly

1 right-of-way of State Highway #44, and on the west with lands now or formerly  
 2 of Jimmy L. Callaway, running thence along such lands N08°11'14"W 180.00 feet  
 3 to an iron pin, continuing N43°30'34"E 125.46 feet to an iron pin, located on the  
 4 northernmost corner of the tract herein conveyed, where the same corners on the  
 5 northeast with lands of the Greene County Industrial Park, and on the northwest  
 6 with such lands of Callaway; running thence along such lands of the Industrial  
 7 Park S63°48'35"E 84.93 feet to an iron pin; continuing thence along such lands of  
 8 the Industrial Park S63°49'47"E 179.16 feet to an iron pin; continuing thence  
 9 along such lands of the Industrial Park S61°18'06"E 74.82 feet to an iron pin,  
 10 located on the easternmost corner of the tract herein conveyed, where the same  
 11 corners on the northeast with such lands of the Greene County Industrial Park, and  
 12 on the southeast with the right-of-way of State Highway #44; running thence  
 13 along the arch of a curve S72°11'27"W 381.66 feet to the POINT OF  
 14 BEGINNING. This is the same tract or parcel of land as described in plat of  
 15 survey entitled 'Lucy C. Ogletree and Ronald B. Ogletree' by Sherald G. Sharp,  
 16 RLS #2044, dated May 13, 1990, and recorded in Plat Book 17, Page 99, in the  
 17 Office of the Clerk of Superior Court of Greene County, Georgia. Said plat and  
 18 the record herein are incorporated for a more sufficient description.

19 See Deed Book 751, Page 443, Greene County, Georgia, records, made a part  
 20 hereof by reference

21 Map & Parcel No.: 070-0-00-049-A

22 **PARCEL 25:**

23 All that tract or parcel of land lying and being in the 143rd District G.M., Greene  
 24 County, Georgia, containing 29.04 acres, more or less, and being more particularly  
 25 shown on that certain plat of survey for the Greene County Board of Education by  
 26 Lawrence A. Corry, R.L.S., No. 1200 dated July 11, 1993, and recorded in Plat  
 27 Book 21, Page 82, in the office of the Clerk of Superior Court of Greene County,  
 28 Georgia, as follows: Beginning at an iron pin on the southeast right-of-way of State  
 29 Route No. 44 (130 foot right-of-way) at a point adjacent to other property of Greene  
 30 County Board of Education, and from said point of beginning run south 58 deg. 52  
 31 minutes 40 seconds east 150.00 feet to a concrete monument; run thence north 15  
 32 deg. 32 minutes 20 seconds east 109.98 feet to a concrete monument; run thence  
 33 south 76 deg. 31 minutes 40 seconds east 711.73 feet to an iron pin; run thence  
 34 north 12 deg. 17 minutes 10 seconds east 32.70 feet to an iron pin; run thence north  
 35 71 deg. 07 minutes 10 seconds east 644.25 feet to an iron pin corner; run thence

1 south 09 deg. 56 minutes 29 seconds east 726.20 feet to an iron pin; run thence  
 2 north 80 deg. 03 minutes 31 seconds east 146.03 feet to an iron pin on the west  
 3 right-of-way of Adrian Drive; run thence southeast along a curve with a chord  
 4 length of 75.38 feet and with an arc length of 85.38 feet to an iron pin; run thence  
 5 south 38 deg. 42 minutes 31 seconds west 181.30 feet to an iron pin; run thence  
 6 south 09 deg. 56 minutes 29 seconds east 20.65 feet to an iron pin along the traverse  
 7 of a creek, the centerline of which said creek is the property line; run thence along  
 8 said traverse line south 86 deg. 42 minutes 18 seconds west 768.85 feet to a point;  
 9 run thence 89 deg. 35 minutes 25 seconds west 838.25 feet to the confluence of a  
 10 creek and a branch; run thence north along the traverse of said branch which  
 11 centering of said branch is the property line north 17 deg. 54 minutes 45 seconds  
 12 east 50.89 feet; run thence north 15 deg. 22 minutes 43 seconds east 142.12 feet; run  
 13 thence north 14 deg. 35 minutes 48 seconds east 147.31 feet; run thence north 04  
 14 deg. 01 minute 02 seconds east 98.35 feet; run thence north 23 deg. 03 minutes 59  
 15 seconds west 184.30 feet; run thence north 20 deg. 24 minutes 52 seconds west  
 16 212.14 feet at the intersection of said branch with the eastern right-of-way of State  
 17 Route No. 44 (130 foot right-of-way); run thence north 17 deg. 36 minutes 22  
 18 seconds east 84.15 feet to the point of beginning of the tract herein conveyed.

19 Said property is bounded generally on the north by other property of the Greene  
 20 County Board of Education; on the east by the Green Meadows Subdivision; on the  
 21 south by other lands of Baynes; and on the west by now or formerly Wall Tire  
 22 Company, Greene County Farm Bureau, Scott Turner, and State Route No. 44. Said  
 23 property is a portion of those lands described in Will dated October 7, 1983 from  
 24 Marguerite Jackson Baynes to James C. Baynes, Executor under the Will of  
 25 Marguerite Jackson Baynes, recorded in Will Book K, Page 658, in the records of  
 26 the Probate Court of Greene County, Georgia, and by deed from H.G. Baynes, III  
 27 to James C. Baynes recorded in Deed Book 211, Page 209, in the Office of the  
 28 Clerk of the Superior Court of Greene County, Georgia. Said property is also the  
 29 same as Lot No. 10, Block A, of Green Meadows Subdivision as shown on Plat  
 30 Book 7, Page 261, and as conveyed from W. Seaborn Ashley Jr., to James C.  
 31 Baynes by Warranty Deed recorded in Deed Book 58, Page 162, said records.

32 See Also Deed Book 259, Pages 23 and 24 Greene County, Georgia, records, made  
 33 a part hereof by reference

34 Map & Parcel No.: 070-0-00-071-0

## 1 PARCEL 26:

2 All that certain lot or parcel of land lying and being in the 143rd District, G.M., of  
3 Greene County, Georgia, containing 1.293 acres, more or less, and being more  
4 particularly described in accordance with plat thereof entitled 'Plat for Roquemore  
5 Tire Group, Inc.' prepared by Perry D. Phelps on March 18, 1986, and recorded in  
6 Plat Book 14, Page 98, in the Office of the Clerk of the Superior Court of Greene  
7 County, Georgia, as follows:

8 To find the true point of beginning, begin at a point on the easterly right of way  
9 of Georgia Highway 44, the same being a point common to lands now or formerly  
10 of Greene County Board of Education and James C. Baynes and H.G. Baynes, III,  
11 and running thence along said highway right of way South 22 degrees 45 minutes  
12 West 616.07 feet to an iron pin which is the true point of beginning; thence from  
13 said true point of beginning run South 68 degrees 48 minutes 40 seconds East  
14 332.72 feet to an iron pin which is located 15 feet from the center line of a branch  
15 which is the easterly property line; thence running along said branch following a  
16 traverse line South 8 degrees 59 minutes 08 seconds West 167.62 feet to an iron  
17 pin which is located 15 feet from the center line of said branch which from the  
18 easterly property line of the land herein described; thence running from said iron  
19 pin North 65 degrees 32 minutes West 372.65 feet to an iron pin on the easterly  
20 right of way of said Georgia Highway No. 44; thence running along said right of  
21 way North 22 degrees 45 minutes East 142.57 feet (having a chord of 5 degrees  
22 right of way curve) to the point of beginning. The land herein described is a  
23 portion of that land described as Tract 1 in Assent to Devise from the Estate of  
24 Marguerite Jackson Baynes to James C. Baynes and H.G. Baynes, III, dated April  
25 1, 1985, and recorded in Deed Book 96, Page 560, in said Clerk's Office, said plat  
26 and the Assent to Devise being here referred to and incorporated herein in aid of  
27 this description.

28 See also Deed Book 243, Page 43 Greene County, Georgia, records, made a part  
29 hereof by reference

30 Map & Parcel No.: 070-0-00-074-0

## 31 PARCEL 27:

32 All that certain tract or parcel of land lying and being in the 143rd District, G.M. of  
33 Greene County, Georgia, containing 246.946 acres, more or less, and being a  
34 portion of the lands designated as 'Tract No. 1' (originally 285 acres) on a plat  
35 thereof by Robert H. Harwell, R.L.S., as recorded in Plat Book 11, Page 136, in the

1 Office of the Clerk of the Superior Court of Greene County, Georgia; and being all  
2 of such 285 acres (more or less) tract of land, LESS AND EXCEPT THEREFROM:  
3 (1) 1.293 acres conveyed to Roquemore Tire Group, Inc. by deed dated August 5,  
4 1986, of record in Deed Book 108, Page 291, in said Clerk's office, and as shown  
5 on plat recorded in Plat Book 14, Page 98, in said Clerk's Office; (2) 0.157 acre and  
6 0.179 acre, more or less, conveyed to Roquemore Tire Group, Inc. by deed dated  
7 December 31, 1986, of record in Deed Book 114, Page 113, in said Clerk's office  
8 and shown and designated as 'Tracts 2 and 3' as shown on plat recorded in Plat Book  
9 14, Page 153, in said Clerk's office; (3) 2.95 acres, more or less, conveyed to  
10 Thomas Eugene Garland and Beth Baynes Garland by deed dated December 3,  
11 1990, of record in Deed Book 195, Pages 20-21, in said Clerk's Office and as  
12 shown on plat recorded in Plat Book 17, Page 190, in said Clerk's office; (4) 1.05  
13 acres, more or less, conveyed to Cindy Jones and Lance Jones by deed dated June  
14 10, 1992, of record in Deed Book 227, Page 82, in said Clerk's office and as shown  
15 on plat recorded in Plat Book 18, Page 218, in said Clerk's office; (5) 1.045 acres,  
16 more or less, conveyed to Greene County Farm Bureau, Inc., by deed dated  
17 February 22, 1993, of record in Deed Book 243, Pages 118-119, in said Clerk's  
18 office and as shown on plat recorded in Plat Book 21, Page 11, in said Clerk's  
19 office; (6) 1.35 acres, more or less, conveyed to D. Scott Turner by deed dated July  
20 2, 1993, of record in Deed Book 253, Pages 107-108, in said Clerk's office and as  
21 shown on plat recorded in Plat Book 21, Page 53, in said Clerk's office; and (7)  
22 29.04 acres, more or less, conveyed to Greene County Board of Education by deed  
23 dated September 17, 1993, of record in Deed Book 259, Pages 23-24, in said Clerk's  
24 office, and as shown on plat recorded in Plat Book 21, Page 82, in said Clerk's  
25 office; and (8) 0.99 acre, more or less, conveyed to Laurance D. Smith by deed  
26 dated February 26, 1996, of record in Deed Book 336, Pages 120-122, in said  
27 Clerk's office and as shown on plat recorded in Plat Cabinet #1, Slide 394, Page 4,  
28 in said Clerk's office; which said deed and plats and the records thereof are hereby  
29 incorporated and made a part of this description; and

30 All that certain tract or parcel of land lying and being in the 143rd District, G.M. of  
31 Greene County, Georgia, containing 2.95 acres, more or less, together with access  
32 easement from Georgia Highway No. 44 and being particularly described in  
33 accordance with that certain plat of survey for Thomas Eugene and Beth Baynes  
34 Garland prepared by Lawrence A. Corry, Registered Surveyor #1200, dated  
35 November 28, 1990, and recorded in Plat Book 17, Page 190, in the Office of the  
36 Clerk of the Superior Court of Greene County, Georgia. Said property is more  
37 particularly described as follows: TO FIND THE POINT OF BEGINNING, begin

1 at an iron pin located on the southeast right-of-way of Georgia Highway No. 44,  
 2 said point being the southwesternmost corner of property of H. G. Baynes, III, and  
 3 more particularly described as follows: from said point run South 48 degrees 09'  
 4 02" West 41.48 feet to a point; thence South 33 degrees 32' 58" East 185.51 feet to  
 5 a point; thence South 21 degrees 40' 47" East 92.34 feet to a point; thence North 73  
 6 degrees 10' 10" East 176.60 feet to a point; thence North 54 degrees 56' 23" East  
 7 376.38 feet to a point; thence North 61 degrees 07' 53" East 220.80 feet to a point;  
 8 thence North 43 degrees 27' 13" East 260.97 feet to a point; thence North 71 degrees  
 9 19' 17" East 309.37 feet to a point; thence South 86 degrees 13' 48" East 176.79 feet  
 10 to a point; thence North 73 degrees 40' 50" East 132.62 feet to a point; thence South  
 11 78 degrees 59' 43" East 341.13 feet to a point; thence South 50 degrees 03' 37" East  
 12 211.76 feet to a point; thence South 64 degrees 11' 39" East 174.74 feet to a point;  
 13 thence South 33 degrees 26' 42" East 122.39 feet to the TRUE POINT OF  
 14 BEGINNING. From said TRUE POINT OF BEGINNING running thence North  
 15 37 degrees 26' 13" East 82.19 feet to a point; thence South 48 degrees 10' 02" East  
 16 365.0 feet to a point; thence South 35 degrees 18' 24" West 335.50 feet to a point;  
 17 thence North 51 degrees 54' 27" West 376.42 feet to a point; thence North 37  
 18 degrees 26' 13" East 276.75 feet to the TRUE POINT OF BEGINNING.

19 Also conveyed herewith is a 30-foot access easement from subject property to  
 20 Georgia Highway No. 44, the centerline of such easement, being more particularly  
 21 described as follows: BEGIN at an iron pin located on the southeast right-of-way  
 22 of Georgia Highway No. 44, said point being the southwesternmost corner of  
 23 property of H. G. Baynes, III and being more particularly described as follows:  
 24 from said point run South 48 degrees 09' 02" West 41.48 feet to a point, which is  
 25 the point of beginning of the centerline of said easement; thence South 33 degrees  
 26 32' 58" East 185.51 feet to a point; thence South 21 degrees 40' 47" East 92.34 feet  
 27 to a point; thence North 73 degrees 10' 10" East 176.60 feet to a point; thence North  
 28 54 degrees 56' 23" East 376.38 feet to a point; thence North 61 degrees 07' 53" East  
 29 220.80 feet to a point; thence North 43 degrees 27' 13" East 260.97 feet to a point;  
 30 thence North 71 degrees 19' 17" East 309.37 feet to a point; thence South 86 degrees  
 31 13' 48" East 176.79 feet to a point; thence North 73 degrees 40' 50" East 132.62 feet  
 32 to a point; thence South 78 degrees 59' 43" East 341.13 feet to a point; thence South  
 33 50 degrees 03' 37" East 211.76 feet to a point; thence South 64 degrees 11' 39" East  
 34 174.74 feet to a point; thence South 33 degrees 26' 42" East 122.39 feet to the  
 35 property herein above described.

36 These are the same property interests as conveyed pursuant to the following deeds:  
 37 (1) James C. Baynes to Thomas Eugene Garland and Beth Baynes Garland dated

1 December 3, 1990, and recorded in Deed Book 195, Pages 20-2, in the Office of the  
 2 Clerk of the Superior Court of Greene County, Georgia; (2) Thomas Eugene  
 3 Garland to Beth Baynes Garland dated October 8, 1992, and recorded in Deed Book  
 4 233, Pages 324-5, in said Clerk's Office, and (3) Beth Baynes Garland to James C.  
 5 Baynes dated February 28, 1994, and recorded in Deed Book 273, Pages 88-89, in  
 6 said Clerk's Office. The plat and deeds identified herein are incorporated into this  
 7 description by reference, as if fully set out herein, for a more sufficient description.

8 See also Deed Book 348, Page 285, Greene County, Georgia, records, made a part  
 9 hereof by reference

10 Map & Parcel No: 070-0-00-075-0  
 11 070-0-00-075-A

12 **PARCEL 28:**

13 All that tract or parcel of land, lying and being within the current corporate city  
 14 limits of the City of Greensboro, 143rd G.M.D., Greene County, Georgia, and being  
 15 comprised of 1.045 acres, more or less, being basically rectangular in shape, and  
 16 being bounded more particularly as follows: BEGINNING at an iron pin, located  
 17 on the northwestern corner of the tract herein conveyed, and where the same corners  
 18 on the northeast with the lands of James C. Baynes, and on the northwest with the  
 19 right-of-way of State Highway #44; running thence along such lands of Baynes  
 20 S71°15'19"E 301.31 feet to an iron pin; continuing thence along such lands of  
 21 Baynes S71°15'19"E 8 feet to the centerline of a branch (which centerline of the  
 22 branch being the boundary line between the tract herein conveyed, and such other  
 23 lands of Baynes); running thence along the centerline of such branch in a  
 24 southwesterly direction, along the southeastern boundary of this tract herein  
 25 conveyed (such direction being generally S8°40'23"W 148.85 feet) to a point in the  
 26 center of such creek, such point marking the southeastern corner of the tract herein  
 27 conveyed; running thence along lands of now or formerly of Wall Tire Co.  
 28 N68°48'40"W 13 feet to an iron pin; continuing thence along such lands of Wall  
 29 Tire Co. N68°58'40"W 327.25 feet to an iron pin, located on the southwestern  
 30 corner of the tract herein conveyed, where the same corners on the southwest with  
 31 such lands of Wall Tire Co., and on the northwest with such right-of-way of State  
 32 Highway #44; running thence along a 5" curve and the arch of a chord N19°00'00"E  
 33 132.70 feet to the POINT OF BEGINNING. This is the same tract or parcel of land  
 34 as described in plat of survey entitled 'Survey of Building Lot for Greene Co. Farm  
 35 Bureau' by Lawrence A. Corry, RLS, dated October 30, 1992, and recorded in Plat

1 Book 21, Page 11, in the office of the Clerk of the Superior Court of Greene  
2 County, Georgia; and this is a portion of the lands conveyed from JAMES C.  
3 BAYNES, as Executor under the Will of MARGUERITE JACKSON BAYNES to  
4 JAMES C. BAYNES and HARON GATEWOOD BAYNES, III, by Assent to  
5 Devise, dated April 1, 1985, and recorded in Deed Book 96, Pages 560 in the Office  
6 of the Clerk of the Superior Court of Greene County, Georgia;

7 The plats and deeds identified above are incorporated into this description by  
8 reference, as if fully set out herein, for more sufficient description of this tract or  
9 parcel of land, and the property rights and interests conveyed and reserved in  
10 reference thereto.

11 See Also Deed Book 243, Pages 119-120, Greene County, Georgia records, made  
12 a part hereof by reference

13 Map & Parcel # 070-0-00-075-C

14 **PARCEL 29:**

15 All that tract or parcel of land, together with any and all improvements located  
16 thereon, lying and being in the 143rd District, G.M., Greene County, Georgia  
17 containing 1.35 acres, more or less, as is particularly shown on that certain plat of  
18 survey for Scott Turner prepared by Lawrence A. Corry, RLS, No. 1200, dated May  
19 1, 1993, recorded in Plat Book 21, Page 53, in the Office of the Clerk of the  
20 Superior Court of Greene County, Georgia, which said plat and the record thereof  
21 are hereby incorporated herein and made a part hereof by reference. Said property  
22 is bounded, now or formerly, on the North and East by property now or formerly of  
23 Jimmy Baynes; on the South by Greene County Farm Bureau; and on the West by  
24 the eastern right-of-way of State Route #44 (South Main Street). This is the same  
25 land as that conveyed by Warranty Deed from James C. Baynes to D. Scott Turner  
26 dated July 2, 1993, recorded in Deed Book 253, Page 107-108, Greene County,  
27 Georgia Records.

28 See Also Deed Book 655, Pages 654 and 655, Parcel Two, Greene County, Georgia,  
29 records, made a part hereof by reference

30 Map & Parcel No.: 070-0-00-075-D

31 **PARCEL 30:**

32 All that certain lot or parcel of land lying and being in the 143rd District, G.M. of  
33 Greene County, Georgia, containing 1.13 acres, more or less, and being bounded

1 now or formerly on the northeast by lot of James C. Baynes, on the southeast by  
2 Town Creek, on the southwest by lot of H. G. Baynes, III, and on the northwest by  
3 Georgia Highway No. 44 leading from Greensboro to Interstate 20. The land herein  
4 described has such shape, courses, metes and distances as will more fully appear by  
5 reference to that certain plat prepared for Mrs. James E. Baynes by Perry D. Phelps,  
6 Registered Surveyor, on March 25, 1972, and recorded in Plat Book 8, Page 137,  
7 in the Office of the Clerk of the Superior Court of Greene County, Georgia, said plat  
8 and the record thereof being incorporated herein and made a part hereof by  
9 reference; and

10 All that certain tract or parcel of land lying and being in the 143rd and 163rd  
11 Districts, G.M., of Greene County, Georgia, containing 6.78 acres, more or less, and  
12 being bounded now or formerly as follows: On the northeast, southeast, and  
13 southwest by lands formerly of Mrs. James E. Baynes, now H. G. Baynes, III and  
14 James Cason Baynes; on the northwest partly by the right-of-way of Georgia  
15 Highway No. 44, partly by residence lot of H.G. Baynes, III, by Parcel One  
16 described above and by residence lot of James C. Baynes. The land herein  
17 described has such shape, courses, metes, and distances as will more fully appear  
18 by reference to that certain plat prepared by Perry D. Phelps, Registered Surveyor,  
19 in June 1975, recorded in Plat Book 10, Page 12, in the Office of the Clerk of  
20 Superior Court of Greene County, Georgia, said plat and the record thereof being  
21 incorporated herein and made a part hereof by reference.

22 The above two parcels are the same land described as Lot No. 3 and Lot No. 4 in  
23 Assent to Devise between Marie Cason Baynes, the Executrix of Haren Gatewood  
24 Baynes and Marie Carson Baynes, individually, dated June 17, 1983, recorded in  
25 Deed Book 90, Page 549, in said Clerk's Office.

26 See also Deed Book 100, Page 524, Greene County, Georgia records, made a part  
27 hereof by reference

28 Map & Parcel No.: 070-0-00-078-0

29 **PARCEL 31:**

30 All that certain tract or parcel of land lying and being in the 143rd District, G.M. of  
31 Greene County, Georgia, containing 192.73 acres, more or less, and being  
32 designated Tract 2 and having such shape, courses, metes and distances as will more  
33 fully appear by reference to that certain plat entitled Survey for Marquerite J.  
34 Baynes Estate prepared by Robert H. Harwell, Registered Surveyor, on March 28,  
35 1985, and recorded in Plat Book 11, Page 136, in the Office of the Clerk of the

1 Superior Court of Greene County, Georgia, which said plat and the record thereof  
2 are hereby incorporated herein and made a part hereof by reference. The land  
3 herein described is bounded generally on the north by State Highway No. 44; on the  
4 northeast by lands of James C. Baynes and H. G. Baynes, III (Tract No. 1 on plat  
5 hereinabove referred to); on the east by Georgia Kraft Company; on the south by  
6 Interstate 20; on the southwest by lands of Ann Dolvin Rozier; on the west by lands  
7 of William F. Wolski; and on the northwest by lands of City of Greensboro and  
8 lands of Mrs. R. L. Boswell, et.al. This is a portion of the land known as the  
9 Baynes-Foster Place conveyed to Mrs. Marquerite J. Baynes by deed from William  
10 R. Jackson, et.al. dated August 2, 1915, recorded in Deed Book 18, Page 371, in  
11 said Clerk's Office, and land conveyed to the Estate of Marquerite J. Baynes by  
12 deed from Ann D. Rozier, dated March 15, 1985, recorded in Deed Book 96, Page  
13 328, in said Clerk's office, said deeds being here referred to in aid of this  
14 description. This is the same land described as Tract II in deed from James C.  
15 Baynes, Executor of Marquerite J. Baynes to American Real Estate Investment  
16 Company, Ltd. dated July 26, 1985 and recorded in Deed Book 97, Page 711, in  
17 said Clerk's office; and also in deed from American Real Estate Investment  
18 Company, Ltd. to James Robert West and Donna Sue West dated January 12, 1988,  
19 recorded in Deed Book 128, Pages 161-2, in said Clerk's office.

20 See also Deed Book 218, Page 144 Greene County, Georgia, records, made a part  
21 hereof by reference

22 Map & Parcel No: 070-0-00-080-0

23 **PARCEL 32:**

24 All that certain lot or parcel of land lying and being in the 143rd District, G.M. of  
25 Greene County, Georgia, being described as follows:

26 BEGINNING in the southwestern most corner of the property herein described,  
27 the same being a corner common to the property herein described, property of B.  
28 Barry Darugar and the easterly right-of-way of Georgia Highway 44 leading from  
29 downtown Greensboro to Interstate 20 and running thence in a northerly direction  
30 along said right-of-way to its intersection with a branch which traverses said  
31 right-of-way from northwest to southeast; thence proceeding easterly and  
32 southerly along said branch to its intersection with the centerline of Town Creek;  
33 thence along said centerline of Town Creek and the meanderings thereof to its  
34 intersection with property of Darugar; thence along said Darugar property line to  
35 the point of beginning. The land herein described is bounded generally on the

1 north and northeast by the aforesaid branch; on the east by Town Creek; on the  
2 south by lands of Darugar; and on the west by the right-of-way of Georgia  
3 Highway 44.

4 See also Deed Book 398, Page 266 Greene County, Georgia, records, made a part  
5 hereof by reference

6 Map & Parcel No: 071-0-00-007-0

7 **PARCEL 33:**

8 All that certain tract or parcel of land lying and being in the 163rd G.M.D. of  
9 Greene County, Georgia, containing 10.935 acres, more or less, being bounded  
10 generally, now or formerly, on the West by Georgia Highway No. 44; South by the  
11 right-of-way of Interstate No. 20 leading from Madison to Augusta; Northeast by  
12 lands of the City of Greensboro; and Northwest by lands of American Real Estate  
13 Investment Company, Ltd., Jarrard, and DanWay Oil Company. The land herein  
14 described is more particularly shown as a 10.935 acre parcel on a plat by P. E.  
15 Ogletree, Registered Surveyor, dated December 1967, as follows: BEGINNING at  
16 the southwesternmost corner of the property herein described, the same being an  
17 iron pin at the intersection of the easterly right-of-way of Georgia Highway 44 and  
18 the northerly right-of-way of Interstate No. 20, and running thence along said  
19 Georgia Highway No. 44 right-of-way North 31° 04' East 147 feet to an iron pin;  
20 thence North 68° 00' East 836.5 feet to an iron pin; thence South 44° 55' East 922.7  
21 feet to the right-of-way of Interstate 20; thence along said right-of-way South 86°  
22 57' West 176.6 feet to an iron pin; thence North 79° 41' West 822.2 feet to an iron  
23 pin; thence North 81° 41' North 522.2 feet to an iron pin and the point of beginning.  
24 This is the same property conveyed by Ann Colvin Rozier to Carol W. Hatfield and  
25 Eugene A. Hatfield by deed dated January 2, 1994, of record in Deed Book 268,  
26 Pages 272-273, Greene County records.

27 See also Deed Book 748, Page 546, Greene County, Georgia, records, made a part  
28 hereof by reference

29 Map & Parcel No: 071-0-00-011-0

30 **PARCEL 34:**

31 All that certain tract or parcel of land lying and being in the 163rd District, G.M. in  
32 Greene County, Georgia, the same containing 5.018 acres, more or less, and being  
33 bounded now or formerly as follows: On the north by the right-of-way of Interstate

1 #20, on the northeast by land of Rozier, on the south by right-of way of county road  
2 leading easterly from Georgia Highway #44, and on the northwest by right-of-way  
3 of Highway #44. Said land has such shape, courses, metes and distances as will  
4 more fully appear by reference to that certain plat made by Robert H. Harwell,  
5 Registered Land Surveyor No. 1683, dated March 24, 1973, recorded in Plat Book  
6 8, Page 16, Greene County, Georgia records, said plat made a part hereof by  
7 reference.

8 LESS AND EXCEPT THE FOLLOWING: 0.70 of an acre, more or less, and being  
9 bounded now or formerly as follows: on the north by Interstate #20 right-of-way;  
10 on the east by property of James H. Austin; on the south by Meadow Crest Road  
11 (County Road No. 68); and on the west by Georgia Highway #44 and Interstate #20  
12 right-of-way. Said property described on a plat of survey by Robert H. Harwell,  
13 Registered Surveyor No. 1683, dated February 8, 1992, and recorded in Plat Book  
14 18, Page 163, Greene County, Georgia records, said plat made a part hereof by  
15 reference. This 0.70 acre parcel being the same property described in a Warranty  
16 Deed from James Austin to Gary Michael Jarrard and James R. Jarrard, said Deed  
17 dated February 10, 1992, recorded in Deed Book 220, Page 267, said records.

18 See also Deed Book 668, Page 113 Greene County, Georgia, records, made a part  
19 hereof by reference

20 Map & Parcel No: 071-0-00-026-0

21 PARCEL 35:

22 All that certain tract or parcel of land lying and being in the 163rd District, G.M. in  
23 Greene County, Georgia, containing 0.70 of an acre, more or less, and being bounded  
24 now or formerly as follows: on the north by Interstate #20 right-of-way; on the east  
25 by property of James H. Austin; on the south by Meadow Crest Road (County Road  
26 No. 68); and on the west by Georgia Highway #44 and Interstate #20 right-of-way.  
27 Said property described on a plat of survey by Robert H. Harwell, Registered  
28 Surveyor No. 1683, dated February 8, 1992, and recorded in Plat Book 18, Page 163,  
29 Greene County, Georgia records, said plat made a part hereof by reference. This 0.70  
30 acre parcel being the same property described in a Warranty Deed from James Austin  
31 to Gary Michael Jarrard and James R. Jarrard, said Deed dated February 10, 1992,  
32 recorded in Deed Book 220, Page 267, said records.

1 See also Deed Book 668, Page 113 Greene County, Georgia, records, made a part  
2 hereof by reference

3 Map & Parcel No: 071-0-00-026-A

4 PARCEL 36:

5 All that certain tract or parcel of land lying and being in the 163rd District, G.M.,  
6 Greene County, Georgia, being shown as 1.71 acres, more or less, and having such  
7 shapes, courses, metes and distances as will more fully appear by reference to that  
8 certain Plat of Survey for Jere M. Power, prepared by John A. McGill, Jr.,  
9 Registered Surveyor, #2855 dated August 26, 2003, and recorded in Plat Cabinet  
10 1, Slide 517, Page 5-A, said plat and the record thereof incorporated herein and  
11 made a part hereof by reference.

12 See also Deed Book 765, Page 263, Greene County, Georgia Records.

13 Map & Parcel No.: 071-0-00-027-0

14 PARCEL 37:

15 All that certain lot or parcel of land lying and being in the 163rd District, G.M. of  
16 Greene County, Georgia, containing 0.187 acre, more or less, and being more  
17 particularly described in accordance with that certain plat of survey prepared for  
18 Jere Power by Robert H. Harwell, Registered Surveyor #1683 on March 2, 1993,  
19 recorded in Plat Book 21, Page 96, in the Office of the Clerk of the Superior Court  
20 of Greene County, Georgia, as follows: BEGINNING at the Southernmost corner  
21 of the property herein described, the same being an iron pin located on the  
22 Northwesterly right-of-way Georgia Hwy No. 44 and common to lands of James C.  
23 Baynes, and running thence along said right-of-way North 35 degrees 19' 00" East  
24 104.04 feet to an iron pin; thence leaving said right-of-way and running thence  
25 along property line of James M. Reynolds III, North 46 degrees 03' 36" West 63.48  
26 feet to an iron pin; thence running South 44 degrees 57' 22" West 7.21 feet to an  
27 iron pin; thence South 51 degrees 10' 16" West 89.43 feet to an iron pin; thence  
28 South 48 degrees 18' 41" West 11.91 feet to an iron pin; thence South 49 degrees  
29 09' 19" East 91.52 feet to the POINT OF BEGINNING.

30 See also Deed Book 263, Page 149 Greene County, Georgia Records.

31 Map & Parcel No.: 071-0-00-028-0

## 1 PARCEL 38:

2 All that certain lot or parcel of land lying and being in the 163rd District, G.M. of  
3 Greene County, Georgia, containing 0.153 acre, more or less, and being more  
4 particularly described in accordance with that certain plat of survey prepared for  
5 James M. Reynolds III by Robert H. Harwell, Registered Surveyor #1683 on March  
6 2, 1993, recorded in Plat Book 21, Page 96, in the office of the Clerk of the Superior  
7 Court of Greene County, Georgia, as follows: TO FIND THE TRUE POINT OF  
8 BEGINNING, begin at an iron pin located on the Northwesterly right-of-way of  
9 Georgia Hwy No. 44, and being common to lands of James C. Baynes, and lands  
10 of Jere M. Power (formerly Jere M Power and James M. Reynolds III), and running  
11 thence from said iron pin North 35 degrees 19' 00" East 104.04 feet to an iron pin,  
12 which is the TRUE POINT OF BEGINNING. From said true point of beginning,  
13 run thence along the right-of-way of said Georgia Hwy No. 44, North 35 degrees  
14 19' 00" East 74.37 feet to an iron pin; thence North 41 degrees 23' 34" East 50.54  
15 feet to an iron pin; thence North 47 degrees 02' 40" West 47.91 to an iron pin thence  
16 South 44 degrees 57' 22" West 123.22 feet to an iron pin; thence South 46 degrees  
17 03' 36" East 63.48 feet to an iron pin.

18 See also Deed Book 263, Page 148 Greene County, Georgia Records.

19 Map & Parcel No.: 071-0-00-028-A

## 20 PARCEL 39:

21 All that certain lot or parcel of land lying and being in the 163rd District, G. M. of  
22 Greene County, Georgia, containing 0.50 acres, more or less, and being more  
23 particularly described in accordance with plat of survey prepared by Perry D.  
24 Phelps, Georgia Registered Land Surveyor, on November 2, 1986, recorded in Plat  
25 Book 14, Page 116, in the Office of the Clerk of Superior Court of Greene County,  
26 Georgia as follows: BEGINNING in the Southernmost corner of the property  
27 herein described, the same being an iron pin on the Northwesterly right-of-way of  
28 Georgia Highway #44 (100 foot right-of-way) and a point common to lands now or  
29 formerly of Mrs. I. C. Elder and running thence from said point of beginning along  
30 said right-of-way of Georgia Highway #44 (leading from Greensboro to Eatonton)  
31 North 361 30' East 192.0 feet to an iron pin; thence North 341 30' East 20.69 feet  
32 to an iron pin; thence North 541 06' West 91.52 feet to an iron pin; thence South  
33 431 22' West 204.09 feet to an iron pin; thence South 491 03' East 117.0 feet to  
34 THE POINT OF BEGINNING. This is the same property as described in Warranty  
35 Deed from Charles G. Works, Jr. to James C. Baynes dated May 1, 1991, recorded

1 in Deed Book 205, Page 191-192, said Clerk's Office, and here referred to in aid of  
2 this description.

3 See also Deed Book 427, Pages 132-133 Greene County, Georgia, records, made  
4 a part hereof by reference

5 Map & Parcel No.: 071-0-00-029-0

6 PARCEL 40:

7 ALL that tract or parcel of land, with improvements thereon, situate, lying and  
8 being in the 163rd District, G.M. of Greene County, Georgia, containing 0.89 acre,  
9 more or less, and being more particularly described by reference to Plat of Survey  
10 thereof made for SUN-CO, INC. and prepared by Perry D. Phelps, R.L.S. No. 1384,  
11 dated January 31, 1994, and recorded in Deed Book 21, page 143, in the Office of  
12 the Clerk, Superior Court, Greene County, Georgia, reference being hereby made  
13 to said plat for a more complete description of the property herein conveyed.

14 This being the same property conveyed to Robert M. Boswell, III by Warranty Deed  
15 from Sun-co, INC. dated March 18, 1994, and recorded in said Clerk's Office.

16 See also Deed Book 364, Page 85, Greene County, Georgia, records, made a part  
17 hereof by reference

18 Map & Parcel No: 071-0-00-033-0

19 PARCEL 41:

20 ALL that tract or parcel of land lying and being in the 163rd District, G.M, Greene  
21 County; Georgia, containing 0.61 acres, more or less, and being more particularly  
22 described on plat of survey for Sun-Co, Inc. prepared by Robert H. Harwell,  
23 Georgia Registered Surveyor No. 1683, dated February 8, 1992 and recorded in Plat  
24 Book 18, page 162, in the Office of the Clerk, Superior Court, Greene County,  
25 Georgia, reference being hereby made to said plat for a more complete description  
26 of the property herein conveyed.

27 This being the same property conveyed to Robert M. Boswell, III by Warranty Deed  
28 from Sun-Co, Inc. dated October, 1995, and recorded in said Clerk's Office.

29 See also Deed Book 364, Page 85, Greene County, Georgia, records, made a part  
30 hereof by reference

31 Map & Parcel No: 071-0-00-033-A

## 1 PARCEL 42:

2 All that tract or parcel of land lying and being in the 163rd G.M.D., Greene County,  
3 Georgia, containing 4.53 acres, more or less, and BEGINNING at a point on the  
4 southern right-of-way of County Road No. 68 that is 347.65 feet East of the eastern  
5 right-of-way of State Route No. 44; thence South 81° 11' 12" East along the  
6 right-of-way of County Road No. 68 to a point; thence proceed North 84° 46' 43"  
7 East along said right-of-way 417.36 feet chord, R=699.5 feet, Arc=424.44 feet to  
8 an iron pin; thence running South 28° 39' 00" East 235.35 feet to an iron pin; thence  
9 running 240.00 feet to a point; thence running North 81° 03' 03" West 545.00 feet  
10 to a point; thence running 88.16 feet to an iron pin; thence running North 6° 34' 26"  
11 East 246.08 feet to the Point of Beginning. Subject property contains 4.53 acres,  
12 more or less, according to plat of survey prepared by Lawrence A. Corry,  
13 Registered Surveyor No. 1200, dated July 2, 1999, and recorded in Plat Cabinet 1,  
14 Slide 451, Page 4, in the Office of the Clerk of the Superior Court of Greene  
15 County, Georgia, which said plat and the record thereof are hereby incorporated  
16 herein and made a part hereof by reference.

17 Prior Deed Reference: Warranty Deed from Lee M. Whitehead, Mrs. Blanche W.  
18 Moss, Roy B. Whitehead, Ellison F. Whitehead and William E. Whitehead to James  
19 H. Austin dated April 5, 1974, and recorded in Deed Book 65, Page 96-97, Greene  
20 County, Georgia records. The hereinabove conveyed property is all of the  
21 remaining property on the South side of the Meadowcrest Road owned by James H.  
22 Austin as conveyed in said prior deed reference.

23 See also Deed Book 523, Page 21

24 Map & Parcel No: 071-0-00-034-0

## 25 PARCEL 43:

26 All that tract or parcel of land lying and being in G.M.D. 163rd of Greene County,  
27 Georgia, and being more particularly described as follows: Beginning at a point on  
28 the southern right-of-way of Meadowcrest Road (80-foot right-of-way), 288.0 feet  
29 easterly from the point of intersection of the southeastern right-of-way of GA  
30 Highway 44 (130-foot right-of-way) and the southern right-of-way of Meadowcrest  
31 Road, as measured along a line parallel to and 40 feet South of the center line of  
32 Meadowcrest Road. Said POINT OF BEGINNING being the northeast corner of  
33 property conveyed from Grantor herein to Sun-Co, Inc. by Deed dated February 10,  
34 1992; thence South 84 degrees 22 minutes 01 seconds East from the POINT OF  
35 BEGINNING along the southern right-of-way of Meadowcrest Road 60.01 feet to

1 a point; thence South 06 degrees 34 minutes 26 seconds West through other  
2 property of Grantor 246.08 feet to a point; thence South 83 degrees 03 minutes 52  
3 seconds East 88.16 feet to a point, which is a common corner between property  
4 owned by Grantor and property owned by Henry A. Lassiter; thence South 34  
5 degrees 23 minutes 20 seconds West along the property of Henry A. Lassiter 450.0  
6 feet to a point; thence North 55 degrees 34 minutes 52 seconds West along the  
7 northern line of said Henry A. Lassiter property 315.0 feet to a point at the southern  
8 corner of property conveyed from Grantor to Jere M. Power by Deed dated  
9 December 16, 1986; thence North 34 degrees 26 minutes 08 seconds East along the  
10 southeastern line of said Power property 346.20 feet to the southern line of the  
11 aforementioned Sun-Co, Inc. property; thence South 83 degrees 25 minutes 52  
12 seconds East along said Sun-Co, Inc. property 158.35 feet to a point; thence North  
13 06 degrees 34 minutes 26 seconds East along the eastern line of said Sun-Co, Inc.  
14 property 201.13 feet to the southern right-of-way of Meadowcrest Road and the  
15 POINT OF BEGINNING. Together with any right, title or interest held by Grantor  
16 in that certain easement for access, ingress and utilities, which is 207.79 feet in  
17 length, has a width of 40 feet and runs from GA Highway 44 to the southwest  
18 corner of the above-described property; said easement being reserved in the  
19 aforementioned Deed from Grantor to Jere M. Power, which was dated December  
20 16, 1986.

21 See also Deed Book 255, Page 257 Greene County, Georgia, records, made a part  
22 hereof by reference

23 Map & Parcel No: 071-0-00-034-A

24 (B) Tract Two consisting of the following parcels:

25 PARCEL 44:

26 All that tract or parcel of land lying and being in the 143rd District, G.M., Greene  
27 County, Georgia, containing two (2) acres, more or less, with all improvements  
28 thereon, lying on the west side of the Greensboro-Penfield public road, beginning  
29 at a point at the southeast corner of the lot hereby conveyed where same corner with  
30 lands of Mapp on the western boundary of the right-of-way of said  
31 Greensboro-Penfield Road and running in a westerly direction along the property  
32 line of said Mapp a distance of 420 feet to lands of Mrs. Miriam A. Thornton,  
33 thence in a northerly direction along the property line of said Mr. Thornton a  
34 distance of 200 feet to a point, thence in an easterly direction along the property line  
35 of Champion a distance of 420 feet to the western boundary of said

1 Greensboro-Penfield Public Road right-of-way, thence in a southerly direction  
2 along the western boundary of the right-of-way of said Greensboro-Penfield public  
3 road a distance of 200 feet to point of beginning. Said parcel of land being bounded  
4 on the north by lands of Champion, east by said Greensboro-Penfield public road,  
5 south by lands of Mapp, and west by land of the said Mrs. Thornton.

6 See also Deed Book 726, Page 651, Greene County, Georgia, records, made a part  
7 hereof by reference

8 Map & Parcel No: 086-0-00-027-0

9 PARCEL 45:

10 All that tract or parcel of land lying and being in the 143rd G.M.D., Greene County,  
11 Georgia, being comprised of 1.10 acres, more or less, bounded as follows: On the  
12 north by lands of G. Thomas; on the east by the westerly right-of-way of the  
13 Greensboro-Penfield public road; on the south by lands of W. Hall; and on the west  
14 by lands of Anderson. This being the same tract or parcel of land as described in  
15 plat of survey by Perry D. Phelps, Registered Surveyor, dated April 10, 1975, and  
16 recorded in Plat Book 8, Page 289 in the office of the Clerk of Superior Court of  
17 Greene County, Georgia. This is also the same tract or parcel of land being  
18 described in U.S. Marshal's Deed from Dwayne Gilbert, United States Marshal, to  
19 William R. Wilson, dated December 8, 1978, and recorded in Deed Book 78, Pages  
20 147-9 in the office of the Clerk of the Superior Court of Greene County, Georgia,  
21 and also that same tract or parcel of land as described in Security Deed from Addie  
22 L. Mapp to the United States of America, acting by and through the Farmers Home  
23 Administration, dated August 11, 1975, and recorded in Deed Book 69, Pages 12-15  
24 in said Clerk's office; said deeds and plat are incorporated herein by reference for  
25 a more sufficient description of that tract or parcel of land herein described.

26 See also Deed Book 90, Page 516, Greene County, Georgia, records, made a part  
27 hereof by reference

28 Map & Parcel No: 086-0-00-028-0

29 PARCEL 46:

30 All that lot of land lying and being in Greene County, Georgia, 143rd District,  
31 G.M., containing 1.446 acres, more or less, and bounded on the North by land of  
32 Addie Lue Mapp; on the East by the Greensboro-Penfield public road; on the South  
33 by land of J.E. Akins; and on the West by land of the City of Greensboro, this being

1 the same lot of land shown on plat thereof by L.A. Corry, Surveyor, dated March  
2 24, 1973, and recorded in Plat Book 8, Page 281, office of the Clerk of Superior  
3 Court, Greene County, Georgia, and made part hereof by reference.

4 This being the same land described in deed from Melvin Stephens to William R.  
5 Wilson, dated March 21, 1975, and recorded in Deed Book 68, Page 26, said Clerk's  
6 office.

7 See also Deed Book 68, Page 452, Greene County, Georgia, records, made a part  
8 hereof by reference

9 Map & Parcel No: 086-0-00-029-0

10 **PARCEL 47:**

11 All that tract or parcel of land, together with all improvements thereon, lying and  
12 being situate in the 143rd District, G.M. of Greene County, Georgia, and being  
13 more particularly described as follows: Beginning on the western boundary of the  
14 Greensboro-Penfield public road at corner between land of J.E. Akins and land of  
15 Wyman Hall; and running thence westerly along line of said Hall land two-hundred  
16 feet (200) feet, more or less, to line of land of City of Greensboro (now used as a  
17 trash and garbage dumping ground); thence southerly along line of said City of  
18 Greensboro land one-hundred fifty (150) feet, more or less, to the northern  
19 boundary of a dirt road leading westerly from said Greensboro-Penfield public road  
20 to land of McCommons; thence easterly along the northern boundary of said dirt  
21 road two-hundred (200) feet, more or less, to the western boundary of said  
22 Greensboro-Penfield public road, and thence northerly along said  
23 Greensboro-Penfield public road one-hundred fifty (150) feet, more or less, to the  
24 beginning point. The land herein conveyed is bounded on the North by land of  
25 Wyman Hall, on the East by the western boundary of the Greensboro-Penfield  
26 public road, on the South by the northern boundary of a dirt road leading westerly  
27 from the Greensboro-Penfield public road to land of McCommons, and on the West  
28 by land of the City of Greensboro.

29 This is the same land conveyed by J.E. Akins to L.C. Reid by deed dated November  
30 16, 1964, recorded in Deed Book 50, Page 170, in the office of the Clerk of the  
31 Superior Court of Greene County, Georgia.

32 See also Deed Book 704, Page 635, Greene County, Georgia, records, made a part  
33 hereof by reference

34 Map & Parcel No: 086-0-00-030-0

## 1 PARCEL 48:

2 All that tract or parcel of land lying and being in the 143rd G.M. of Greene County,  
3 containing 1 acre, more or less, and having such shape, courses, metes and distances  
4 as will more fully appear by reference to that certain plat of survey prepared by John  
5 B. McGill, dated March 27, 1973, and recorded in Plat Book 8, Page 117 in the  
6 office of the Clerk of the Superior Court of Greene County, Georgia, said plat and  
7 the record thereof are incorporated herein by reference, in aid of this description.

8 See also Deed Book 493, Page 167, Greene County, Georgia, records, made a part  
9 hereof by reference

10 Map & Parcel No: 086-0-00-037-0

## 11 PARCEL 49:

12 All that tract or parcel of land lying and being in Greene County, Georgia, G.M.  
13 District 143, bounded West by Penfield public road; on the North and Northeast by  
14 lot now or formerly of Mattie H. Alexander, on East by lot now or formerly of  
15 Higdon Estate, on the South by lands now or formerly of Almetta Barnhart and  
16 being the same lot of land shown on plat of survey by Lawrence A. Corry, dated  
17 August 8, 1978, recorded in the office of the Clerk of Superior Court of Greene  
18 County, Georgia in Plat Book 8, Page 81 and being the same lot of land described  
19 in deed from Almetta Barnhart to Joe N. Turner, dated October 30, 1973, and  
20 recorded in said Clerk's office, said plat and deed made a part hereof by reference.  
21 Subject to all easements and restrictions of record, if any.

22 See also Deed Book 735, Page 409, Greene County, Georgia, records, made a part  
23 hereof by reference

24 Map & Parcel No: 086-0-00-038-0

## 25 PARCEL 50:

26 All that lot of land lying and being in the Greene County, Georgia, 143rd District,  
27 G.M., containing one (1) acre, more or less, as shown by plat of same by Perry D.  
28 Phelps, Surveyor, dated October 19th, 1968, and said plat is recorded in the office  
29 of the Clerk of the Superior Court, Greene County, Georgia in Plat Book 6, Page  
30 121, said plat made part hereof by reference - the within conveyed lot of land being  
31 bounded Northeast by land of Georgia Kraft Company; on the East and South by  
32 land of LeRoy Smith and Annie Lou Smith; and on the West by land of Almetta D.  
33 Barnhart - said property also being the same described in deed from LeRoy Smith

1 and Annie Lou Smith to Robert Lee Brown by deed dated November 30th, 1971,  
2 and recorded in said Clerk's office in Deed Book 55, Page 121, this said deed also  
3 made a part hereof by reference.

4 See also Deed Book 246, Page 206, Greene County, Georgia, records, made a part  
5 hereof by reference

6 Map & Parcel No: 086-0-00-041-0

7 **PARCEL 51:**

8 All that certain tract or parcel of land lying and being in the 143rd District, G.M. of  
9 Greene County, Georgia, containing 13.77 acres, more or less, and having such  
10 shape, courses, metes and distances as shown on a plat of survey prepared by  
11 Lawrence A. Corry, Registered Surveyor #1200, said plat being recorded in Plat  
12 Book 21, Page 121, in the Office of the Clerk of the Superior Court of Greene  
13 County, Georgia, and more particularly described as follows: BEGINNING at the  
14 southeast corner of the tract herein described, being an iron pin on the north line of  
15 County Road No. 134 and being referenced S 61 degrees 55' 04" W 637.77 feet  
16 from an iron pin; thence along the north line of said County Road No. 134 S 61  
17 degrees 55' 04" W 999.29 feet; thence leaving the line of said road N 15 degrees 17'  
18 34" W 800.36 feet to an iron pin on the east line of said road S 925; thence along  
19 said east line of road S 925 N 26 degrees 36' 35" E 65.99 feet to an iron pin; thence  
20 leaving the line of said road S 87 degrees 44' 39" E 1085.06 feet to an iron pin;  
21 thence S 03 degrees 47' 05" W 318.61 feet to the POINT OF BEGINNING.

22 This is the same property as that described in Limited Warranty Deed from  
23 Georgia-Pacific Corporation to Robert A. Lebeaux dated January 12, 1994, recorded  
24 in Deed Book 269, Pages 5-7, Greene County, Georgia, records, incorporated herein  
25 by reference.

26 See also Deed Book 315, Page 194-195, Greene County, Georgia, records, made a  
27 part hereof by reference

28 Map & Parcel No: 086-0-00-042-0

29 **PARCEL 52:**

30 All of that tract or parcel of land lying and being in the 143rd GMD, Greene  
31 County, Georgia, containing 1.5 acres of land, more or less, and being known as the  
32 'Log Cabin Lot' bounded north by lands formerly of C.L. Williams but now property  
33 of Tom Cannon; East by lands formerly of C.L. Williams but now the property of

1 Tom Cannon; South by old Greensboro-Union Point public road; West by lands  
2 formerly of Mrs. S.H. Conley but now a pulpwood yard. This being the same  
3 property formerly owned by Frank A. Boswell and by him deeded to Annie Lee  
4 Thomas.

5 See also Deed Book 680, Page 455, Greene County, Georgia, records, made a part  
6 hereof by reference

7 Map & Parcel No: 086-0-00-043-0

8 PARCEL 53:

9 All that tract or parcel of land lying and being in the 143rd G.M.D., Greene County,  
10 Georgia, and being designated as Tract 5 containing 6.99 acres, more or less, and  
11 being more particularly described in a plat of survey by R.V. Baldwin, RLS #2655,  
12 dated August 24, 2000, which is recorded in Plat Cabinet 1, Slide 547, Page 1,  
13 Office of the Clerk of Greene County Superior Court to which reference is made for  
14 the true and accurate description of this property.

15 Prior Deed Reference: The within conveyed property is a portion of that deeded to  
16 R.L. Boswell on February 29, 2000 by a Limited Warranty Deed from  
17 Louisiana-Pacific Corporation which is recorded in Deed Book 529, Pages 26-29,  
18 said records.

19 Subject to those certain Declaration of Protective Covenants dated February 20,  
20 2000 and recorded in Deed Book 529, Pages 30-33, said records.

21 See also Deed Book 768, Page 631, Greene County, Georgia, records, made a part  
22 hereof by reference

23 Parcel number 086-0-00-078-B

24 PARCEL 54:

25 All that certain tract or parcel of land lying and being in the 143rd District, G.M.,  
26 Greene County, Georgia, containing 1.15 acres, more or less, and having such  
27 shape, courses, metes and distances as will more fully appear by reference to that  
28 certain plat of survey prepared by The Oconee Company, certified by John A.  
29 McGill, Georgia Registered Surveyor No. 1753, dated March 30, 2000, and  
30 recorded in Plat Cabinet 1, Slide 455, Page 1, in the Office of the Clerk of the  
31 Superior Court of Greene County, Georgia, which said plat and the record thereof  
32 are hereby incorporated herein and made a part hereof by reference.

1 Prior Deed Reference: Warranty Deed from Jessie Moon to H.E. Norman and Mary  
2 Ruth Norman dated December 4, 1965, recorded in Deed Book 50, Page 520,  
3 Greene County, Georgia records.

4 See also Deed Book 534, Page 14, Greene County, Georgia, records, made a part  
5 hereof by reference

6 Map & Parcel No: 086-0-00-079-0

7 PARCEL 55:

8 All that certain tract or parcel of land, together with all improvements located  
9 thereon, lying and being in the 143rd District, G.M., Greene County, Georgia,  
10 containing 3.02 acres, more or less, and having such shape, courses, metes and  
11 distances as will more fully appear by reference to that certain plat of survey  
12 prepared by The Oconee Company, certified by John A. McGill, Georgia Registered  
13 Surveyor No. 1753, dated March 29, 2000, and recorded in Plat Cabinet 1, Slide  
14 455, Page 6, in the Office of the Clerk of the Superior Court of Greene County,  
15 Georgia, which said plat and the record thereof are hereby incorporated herein and  
16 made a part hereof by reference.

17 Prior Deed Reference: Warranty Deed from Jessie Moon to H.E. Norman and Mary  
18 Ruth Norman dated December 4, 1965, recorded in Deed Book 50, Page 520,  
19 Greene County, Georgia records.

20 See also Deed Book 534, Page 15, Greene County, Georgia, records, made a part  
21 hereof by reference

22 Map & Parcel No: 086-0-00-079-A

23 PARCEL 56:

24 All that tract or parcel of land situate, lying and being in the 143rd District, G.M.,  
25 in Greene County, State of Georgia, together with all the improvements thereon,  
26 formerly a portion of Knox Lumber Company Lands, being located on public road  
27 leading from Old Union Point Road to U.S. Highway 278, containing 2.255 acres,  
28 more or less, and bounded now or formerly as follows: on the North by Georgia  
29 Railroad right-of-way, on the East by lands of Jesse L. Moon, on the South by  
30 public road as above mentioned and on the West by lands of J.B. Dolvin. As further  
31 description, refer to that plat recorded in Plat Book 4, Page 72 in the Office of the  
32 Clerk of Superior Court, Greene County, Georgia.

1 This being the same property conveyed from Della W. Hanson to Carolyn Turner  
2 in a Warranty Deed dated April 27, 1970 and recorded in Deed Book 56, Page 81,  
3 said records.

4 See also Deed Book 481, Page 101, Greene County, Georgia, records, made a part  
5 hereof by reference

6 Map & Parcel No: 086-0-00-080-0

7 **PARCEL 57:**

8 All that tract or parcel of land lying and being in the 143rd District, G.M., Greene  
9 County, Georgia, containing 2.23 acres, more or less, bounded as follows: North  
10 by Georgia Railroad; East by lands of Carolyn Turner; South by public road known  
11 as the old Greensboro-Union Point Road; and on the West by lands of Len Dolvin.  
12 Said tract of land is the same land as that described in a deed from Donie Ewing,  
13 et.al., to J.M. Stubblefield, et.al., recorded in Deed Book 51, Pages 398-399, Clerk's  
14 Office, Greene County, Georgia, and is more particularly described by a plat of the  
15 same recorded in Plat Book 4, Page 22, said records.

16 See also Deed Book 259, Page 228, Greene County, Georgia, records, made a part  
17 hereof by reference

18 Map & Parcel No: 086-0-00-081-0

19 **PARCEL 58:**

20 All that certain tract or parcel of land situate, lying and being in the 143rd G.M.D.,  
21 of Greene County, Georgia, containing 5.638 acres, more or less. Said tract is  
22 bounded on the North and Northwest by the right-of-way of the Georgia Railroad;  
23 on the Northeast and East by lands of Mrs. Donnie Ewing; on the South by County  
24 Road #151 and lands of Jettie Mitchell, and Charlie Reid; on the West of lands of  
25 Jettie Mitchell and lands of Schoerner Corporation. This being a portion of the land  
26 acquired in that deed from Rochelle Furniture Manufacturing Company to J.B.  
27 Dolvin, dated November 17, 1958, now of record in Deed Book 45, at Page 3. Said  
28 tract if fully described as to shape, courses, metes, distances and bounds in a plat  
29 thereof made by Lawrence A. Corry, R.L.S., dated March 26, 1984, identified as  
30 lands of J.B. Dolvin Estate, a copy of which is now of record in Plat Book 13, Page  
31 232.

1 See also Deed Book 303, Page 37, Greene County, Georgia, records, made a part  
2 hereof by reference  
3 Map & Parcel No: 086-0-00-082-0

4 PARCEL 59:

5 All that tract or parcel of land lying and being the 143rd District, G.M. of Greene  
6 County, Georgia, formerly a portion of Knox Lumber Company lands, being  
7 designated as Lots No. 5 and 6, J.B. Dolvin Subdivision as shown by plat of said  
8 subdivision of record in office of the Clerk of the Superior Court of Greene County,  
9 Georgia, in Plat Book 4, Page 44, which said plat is expressly made part hereof by  
10 reference in aid of this description. Said lots bounded as follows: North by Lot No.  
11 7 of said subdivision, East by lands of J.B. Dolvin, South by public road from  
12 Greensboro, Georgia to Union Point, Georgia, West by Lot No. 1 of said  
13 subdivision.

14 See also Deed Book 487, Page 285, Greene County, Georgia, records, made a part  
15 hereof by reference  
16 Map & Parcel No: 086-0-00-083-0

17 PARCEL 60:

18 All that tract or parcel of land lying and being situated in the 143rd District G.M.  
19 in Greene County, Georgia, formerly a portion of Knox Lumber Co. Lands, being  
20 designated as Lot No. 1, J.B. Dolvin Subdivision as shown by plat of said  
21 subdivision of record in the office of the Clerk of Superior Court of Greene County,  
22 Georgia, in Plat Book 4, Page 44, which said plat is expressly made a part hereof  
23 by reference in aid of this description. Said lot bounded as follows: North by Lot  
24 No. 2 of said subdivision, East by Lots No. 5 and 6 of said subdivision, South by  
25 public road from Greensboro, Georgia to Union Point, Georgia, West by lands of  
26 W.B. & R.R. Caldwell.

27 See also Deed Book 356, Page 86, Greene County, Georgia, records, made a part  
28 hereof by reference  
29 Map & Parcel No: 086-0-00-084-0

30 PARCEL 61:

31 All that tract or parcel of land lying and being in the 143rd District, G.M., Greene  
32 County, Georgia, containing two (2) acres, more or less, and being known now or

1 formerly as the 'Charlie Finch Lot' and being on the old road from Greensboro to  
2 Union Point and bounded as follows: on the North by the old road leading from  
3 Greensboro to Union Point to a house owned now or formerly by Saddler Mapp and  
4 Sallie Mapp; South by land now or formerly of Gladys Campbell; West by old road  
5 leading from Greensboro to Union Point; and East by lands now or formerly of  
6 Saddler Mapp and Sallie Mapp.

7 This being the same tract or parcel of land conveyed to Lola E. Nesbit by Warranty  
8 Deed from Catherine Scott, Emmerline Adams, of Greene County, Georgia, Addie  
9 Brown, Susie A. Kimbro and Robert Smith of Fulton County, Georgia, dated  
10 November 27, 1985, recorded in Deed Book 101, Pages 574-575, Office of the  
11 Clerk of the Superior Court, Greene County, Georgia.

12 See also Deed Book 172, Page 284, Greene County, Georgia, records, made a part  
13 hereof by reference

14 Map & Parcel No: 086-0-00-086-0

15 PARCEL 62:

16 All that tract or land lying and being within the 143rd District, Greene County,  
17 Georgia containing 15 acres, more or less, being bounded on the North by Planning  
18 Mill Road - The Old Greensboro Union public road; on the East by lands of Janie  
19 and Joan Marchman and lands of Albert C. McNair; on the South by lands of Gus  
20 Terrell, Jr., Tony Compton, Ruth J. Rhodes, Robert & Debra Miller, and James  
21 Green; on the West by lands of Willie A. Horton and Shirley and William W.  
22 Reeves, being the same land conveyed by deed recorded in Deed Book 165, Page  
23 129, being designated on Greene County Tax Map 86, Parcel 87.

24 Subject to all easements and restrictions of record, if any.

25 See also Deed Book 759, Page 259, Greene County, Georgia, records, made a part  
26 hereof by reference

27 Map & Parcel No: 086-0-00-087-0

28 PARCEL 63:

29 All that tract or parcel of land lying and being in the 143rd G.M.D., Greene County,  
30 Georgia, being triangular in shape and being comprised of one (1) acre, bounded on  
31 the north by a public road often referred to as the 'Old Greensboro-Union Point  
32 Road'; on the east by lands of Albert C. McNair, formerly of Greensboro Industrial  
33 Corporation; and on the southwest by lands of William J. Breeding, formerly of

1 Sadler Mapp. This is the same tract or parcel of land as described in a plat of survey  
2 entitled 'Lot of Land Sold by Greensboro Industrial Corporation to Olin Cawthon'  
3 by J.N. Turner, dated November 8, 1950, and recorded in Plat Book 2, Page 456 in  
4 the office of the Clerk of the Superior Court of Greene County, Georgia; this is also  
5 the same tract as conveyed to Olin C. Cawthon from Greensboro Industrial  
6 Corporation, dated July 20, 1956, and recorded in Deed Book 42, Page 171 in said  
7 Clerk's office; and in Assent to Devise from J.L. Lundy, Executor of the Estate of  
8 Olin C. Cawthon, to Hallie L. Cawthon; Beatrice C. Trever Garrison; David  
9 Callaway; Tracy Callaway; and Terry Callaway, dated June 6, 1981, and recorded  
10 in Deed Book 85, Page 205 in said Clerk's office. The plat and deeds mentioned  
11 above are incorporated herein by reference for a more sufficient description of that  
12 tract or parcel of land herein conveyed. This conveyance includes all improvements  
13 presently located on the above-described real estate, including house, shop and  
14 garage.

15 See also Deed Book 92, Page 255, Greene County, Georgia, records, made a part  
16 hereof by reference

17 Map & Parcel No: 086-0-00-088-0

18 **PARCEL 64:**

19 All that tract or parcel of land lying and being in Greene County, Georgia, and more  
20 particularly described as follows: lying and being in 143rd District, G.M., said State  
21 and County, and containing two and one-half (2 1/2) acres, more or less, and  
22 bounded on the North by public road, across from which lies land of Greensboro  
23 Industrial Corporation (now or formerly); East by land of Jesse L. Moon; South by  
24 land of Sadler Map Estate; and West by land of Olin Cawthon. This being the same  
25 property as described in deed from Jesse L. Moon to first party herein, William  
26 Corry, dated December 3, 1965, and recorded in Office of the Clerk of the Superior  
27 Court, Greene County, Georgia, in Deed Book 50, Page 512, said deed made a part  
28 hereof by reference.

29 See also Deed Book 52, Page 268, Greene County, Georgia, records, made a part  
30 hereof by reference

31 Map & Parcel No: 086-0-00-089-0

## 1 PARCEL 65:

2 All that tract or parcel of land containing 266.10 acres, more or less, situate, lying  
3 and being on the Penfield Road in the 143rd District, G.M., Greene County,  
4 Georgia, and being more particularly shown and described as Tract 2, 266.10 acres  
5 on plat of survey entitled 'Survey for: Deer Run Properties', prepared by Wm. P.  
6 Ponder, R.L.S., dated August 5, 1994, and recorded Plat Book 21, Page 208, Greene  
7 County, Georgia, public records, which said plat of survey and the record thereof  
8 are hereby incorporated into this description and made a part hereof by reference  
9 thereto, and being a portion of the property conveyed to Deer Run Properties, Inc.,  
10 by Warranty Deed of Greensboro Lumber Company dated March 18, 1993, and  
11 recorded in Deed Book 244, Pages 298-299, of said records.  
12 Subject to all easements, covenants and restrictions of record.

13 See also Deed Book 762, Page 635, Greene County, Georgia, records, made a part  
14 hereof by reference  
15 Map & Parcel No: 086-0-00-110-0

## 16 PARCEL 66:

17 All that tract or parcel of land, lying and being in the 143rd G.M.D., Greene County,  
18 Georgia, being comprised of 2.94 acres, more or less, and being bounded now or  
19 formerly as follows: on the northwest by lands of William J. Breeding, lands of  
20 Robert & Debra Miller, and lands of Alberta H. Wright, on the north by lands of  
21 William J. Breeding, on the east and southeast by lands of Clinton Callaway and  
22 lands of Fleta & Lovett Williams, and on the southwest by lands of Lillian Mapp.  
23 This is the same tract or parcel of land as shown on plat of survey by Robert H.  
24 Harwell, RLS, dated November 24, 1985, entitled 'Survey for Frank C. Mapp', and  
25 recorded in Plat Book 14, Page 11 in the office of the Clerk of the Superior Court  
26 of Greene County, Georgia, LESS AND EXCEPTING THEREFROM, 0.72 of an  
27 acre as described on plat of survey entitled 'Survey for Leon & Alberta Wright', by  
28 Robert H. Harwell, RLS, dated October 3, 1986, and recorded in Plat Book 14, Page  
29 109 in said Clerk's office; this is also the same tract or parcel of land described in  
30 Warranty Deed from Yvonne Tonett Mapp and Hattie E. Mapp to Alberta Wright,  
31 dated June 5, 1987, and recorded in Deed Book 118, Page 284 in said Clerk's office,  
32 LESS AND EXCEPTING THEREFROM, the 0.72 of an acre as described in  
33 Warranty Deed from Frank C. Mapp and Yvonne Tonett Mapp to Alberta Wright,  
34 dated October 10, 1988, and recorded in Deed Book 110, Page 272 in said Clerk's  
35 office.

1 See also Deed Book 223, Page 39, Greene County, Georgia, records, made a part  
2 hereof by reference

3 Map & Parcel No: 087-A-00-032-0

4 PARCEL 67:

5 All that lot of land lying and being in Greene County, Georgia, 143rd District,  
6 G.M., containing seventy-two one-hundredths, (.72), of an acre, more or less, and  
7 bounded on the North by lot of Robert and Debra Miller; on the East by land of  
8 Frank C. Mapp; on the South by land of Frank C. Mapp; and on the West by land  
9 of Frank C. Mapp and land of said Robert and Debra Miller, and being the same lot  
10 of land shown on plat thereof by Robert H. Harwell, dated October 3, 1986, hereto  
11 attached, and also recorded in Office of Clerk, Superior Court, Greene County,  
12 Georgia, in Plat Book 14, Page 109; said plat made a part hereof by reference.

13 First parties grant unto second party an easement along the road leading from State  
14 Route #12 in a northerly direction to the above described property; said easement  
15 to be perpetual and to run with the land, and for purposes of egress and ingress to  
16 said above described property.

17 See also Deed Book 110, Page 272, Greene County, Georgia, records, made a part  
18 hereof by reference

19 Map & Parcel No: 087-A-00-033-0

20 PARCEL 68:

21 All that lot of land lying and being in Greene County, Georgia, 143rd District,  
22 G.M., containing one (1) acre, more or less, and bounded on the North by land of  
23 Clinton Callaway, on the East by land of said Clinton Callaway, on the South by  
24 land of Allen, and on the West by land of Wright, formerly Mapp land. This being  
25 the same lot of land shown on plat thereof by Perry D. Phelps, dated September 4th,  
26 1988, hereto attached and also recorded in Office of Clerk, Superior Court, Greene  
27 County, Georgia in Plat Book 16, Page 121; said plat made a part hereof by  
28 reference.

29 This being a part of the land deeded to Clinton Callaway by deed of Paul Thomas  
30 and Ed Higdon.

31 See also Deed Book 140, Page 317, Greene County, Georgia, records, made a part  
32 hereof by reference

33 Map & Parcel No: 087-A-00-035-0

## 1 PARCEL 69:

2 All that lot of land lying and being in Greene County, Georgia, 143rd District,  
3 G.M., containing one, (1), acre more or less, and bounded on the North by land of  
4 Clinton Callaway; on the East, Southeast and South by land of said Callaway; and  
5 State Highway #21; and on the Southwest by land of David Roper; and on the West  
6 by land of Allen; this being the same lot of land as is shown on plat thereof by  
7 Robert H. Harwell, dated September 15, 1990, and recorded in Office, Clerk,  
8 Superior Court, Greene County, Georgia, in Plat Book 17, page 167; said plat made  
9 part hereof by reference.

10 See also Deed Book 265, page 16, Greene County, Georgia, records, made a part  
11 hereof by reference

12 Map & Parcel No.: 087-A-00-037-0

## 13 PARCEL 70:

14 All that lot of land lying and being in Greene County, Georgia, 143rd District,  
15 G.M., containing 2.77 acres, more or less, and bounded on the North by land of  
16 Tony Compton; on the East by old Fairgrounds Road; on the Southeast and South  
17 by Highway #12 and the above lot number 1; and on the West by land of Allen -  
18 this being the same lot of land as is shown on plat thereof by Robert H. Harwell,  
19 dated November 8, 1993, hereto attached, and also recorded in Office of Clerk,  
20 Superior Court; Greene County, Georgia, in Plat Book 21, page 99; said plat made  
21 part hereof by reference.

22 See also Deed Book 265, page 16, Greene County, Georgia, records, made a part  
23 hereof by reference

24 Map & Parcel No. 087-A-00-038-0

## 25 PARCEL 71:

26 All that lot of land lying and being in Greene County, Georgia, 143rd District,  
27 G.M., containing one (1) acre, more or less, and bounded on the North by land of  
28 Gus Terrell; on the East by land of said Gus Terrell; on the West by other land of  
29 Clint Callaway, and being triangular in shape, and more particularly shown on plat  
30 thereof by Piedmont Engineering and Surveying Co., dated July 24, 1989, hereto  
31 attached, and also recorded in Office of Clerk, Superior Court, Greene County,  
32 Georgia, in Plat Book 16, page 248; said plat made part hereof by reference in aid  
33 of this description.

1 See also Deed Book 159, Page 216, Greene County, Georgia, records, made a part  
2 hereof by reference

3 Map & Parcel No.: 087-A-00-039-0

4 PARCEL 72:

5 All that lot or parcel of land lying and being in Greene County, Georgia, 143rd  
6 District, G.M., containing one and ninety-five one-hundredths (1.95) acres, more or  
7 less, and bounded on the North by land of Greensboro Lumber Company; on the  
8 East by land of Gary Terrell; on the South by land of Clinton Callaway; and on the  
9 West by land of Greene County Fairground; and being the same property shown on  
10 plat thereof by Perry D. Phelps, Surveyor, dated November 11, 1986, hereto  
11 attached, and also recorded in Office of Clerk, Superior Court, Greene County,  
12 Georgia, in Plat Book 14, page 118; said plat made part hereof by reference.

13 This being part of the land described in deed from Thomas and Higdon to Clinton  
14 Callaway in year 1951, of 9.10 acres, more of less; reference also made to plat  
15 recorded in Plat Book 7, page 107, said Clerk's Office.

16 See also Deed Book 112, Page 44, Greene County, Georgia, records, made a part  
17 hereof by reference

18 Parcel # 087-A-00-040-0

19 PARCEL 73:

20 All that tract or parcel of land lying and being in the 143rd G.M.D., Greene County,  
21 Georgia, being comprised of 0.74 acre, described more particularly as follows:  
22 BEGINNING at an iron pin located North 35 degrees West 253.0 feet from the  
23 intersection of the 'Fairground Road' with the northwesterly right-of-way of State  
24 Route #12, at a point along the northeasterly side of the 'Fairground Road' where  
25 lands of the Church of God intersect with the tract herein conveyed on the  
26 southeast; running thence along such lands of the Church of God North 40 degrees  
27 30 minutes East 334.5 feet to an iron pin, located on the northeastern corner of the  
28 tract herein conveyed where the same borders on the southeast with such lands of  
29 the Church of God, and lands of Greensboro Lumber Company on the northeast;  
30 running thence along such lands of Greensboro Lumber Company North 69 degrees  
31 West 116.0 feet to an iron pin, located on the northwestern corner of the tract herein  
32 conveyed, where the same corners with such lands of the Greensboro Lumber  
33 Company on the northeast and lands of Clint Callaway on the northwest; running  
34 thence along such lands of Callaway South 40 degrees 30 minutes West 257.05 feet

1 to an iron pin, located where the tract herein conveyed borders with such lands of  
2 Callaway on the northwest and the 'Fairground Road' on the southwest; running  
3 thence along such 'Fairground Road' South 30 degrees East 116.0 feet to the POINT  
4 OF BEGINNING. This is the same tract or parcel of land described in plat of  
5 survey by Perry D. Phelps, RLS, dated February 24, 1985 and recorded in Plat Book  
6 13, page 252, in the office of the Clerk of the Superior Court of Greene County,  
7 Georgia, and is a portion of the lands conveyed from P.H. THOMAS to CLINTON  
8 CALLAWAY, dated April 3, 1956, and recorded in Deed Book 31, page 441 in said  
9 Clerk's office; said deed and plat are incorporated herein by reference as if fully set  
10 out herein for a more sufficient description of that tract or parcel of land herein  
11 conveyed. Together with an easement of ingress and egress over the 'Fairground  
12 Road' as shown on said plat, such easement being perpetual in nature and duration.

13 See also Deed Book 96, Page 180, Greene County, Georgia, records, made a part  
14 hereof by reference

15 Map & Parcel No.: 087-A-00-041-0

16 PARCEL 74:

17 All that tract or parcel of land lying and being in the 143rd District, G.M. of Greene  
18 County, Georgia, containing 1.90 acres, more or less, and bounded southeast by  
19 State Highway No. 12; Southwest and Northwest by lands of Clinton Callaway;  
20 Northeast by lands of Greensboro Lumber Co. and lands of C.L. Bryant; Southeast  
21 by lands of Angles, of J.L. Lundy and of C.L. Bryant. A plat of said land made by  
22 J.N. Turner, surveyor, appears of record in office of Clerk, Superior Court of  
23 Greene County, Georgia in Plat Book 3, page 167, and said plat and the record  
24 thereof are hereby expressly made part hereof by reference in aid of this description.

25 See also Deed Book 45, Page 340, Greene County, Georgia, records, made a part  
26 hereof by reference

27 Map & Parcel No.: 087-A-00-042-0

28 PARCEL 75:

29 All that tract or parcel of land, together with house and improvements thereon,  
30 situated, lying and being in the 143rd District, G.M., Greene County, Georgia, and  
31 being bounded now or formerly as follows: on the southeast by State Highway #12  
32 between Greensboro and Union Point; on the northeast by lands of R. L. Boswell,  
33 Jr.; on the northwest by lands of Greensboro Lumber Company; and on the

1 southwest by lands of Hallie L. Cawthon. This is the same property as described  
2 in the following deeds: (1) J.R. Angles and Mamie Angles by deed from W. A.  
3 Nipper, dated April 19, 1953, and recorded in Deed Book 39, page 388 in the office  
4 of the Clerk of the Superior Court of Greene County, Georgia; (2) deed from Guy  
5 H. Bryant, dated December 17, 1953, recorded in Deed Book 39, page 228 in said  
6 Clerk's office; (3) warranty deed from Mrs. Mamie Angles to Roy G. Angles, dated  
7 August 11, 1970, and recorded in Deed Book 54, page 480 in said Clerk's Office;  
8 (4) quitclaim deed from Mamie Angles to Roy G. Angles, dated October 16, 1985,  
9 and recorded in Deed Book 99, page 21 in said Clerk's Office; and (5) Deed Under  
10 Power of Sale from Athens Federal Savings Bank, as Attorney-in-Fact for Roy G.  
11 Angles, to Athens Federal Savings Bank, dated December 6, 1988, and recorded in  
12 Deed Book 145, pages 324-6 in said Clerk's Office. This is also the same property  
13 at least partially described in plat of survey by J.N. Turner, dated April 13, 1954,  
14 entitled '...lot of land surveyed for J.R. Angles...' and recorded in Plat Book 2, page  
15 347 in said Clerk's Office; and further identified in proceedings of years support as  
16 described in Years Support Book C, page 23 in the office of Judge of the Probate  
17 Court of Greene County, Georgia. The deeds, plat and proceeding identified herein  
18 are incorporated into this description by reference as if fully set out herein, for a  
19 more sufficient description of that tract or parcel of land herein conveyed.

20 See also Deed Book 168, Page 26, Greene County, Georgia, records, made a part  
21 hereof by reference

22 Map & Parcel No.: 087-A-00-047-00".

## 23 SECTION 2.

24 All laws and parts of laws in conflict with this Act are repealed.