

House Bill 1394

By: Representative Channell of the 116th

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act providing a new charter for the City of Greensboro, approved March 16,
2 1978 (Ga. L. 1978, p. 3932), as amended, so as to change and extend the corporate limits of
3 said city; to repeal conflicting laws; and for other purposes.

4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

5 style="text-align:center">**SECTION 1.**

6 An Act providing a new charter for the City of Greensboro, approved March 16, 1978 (Ga.
7 L. 1978, p. 3932), as amended, is amended by adding a new subsection at the end of Section
8 1.11, to be designated subsection (c), to read as follows:

9 "(c) In addition to the present territory included within the corporate limits of said town,
10 the corporate limits shall also include the following:

11 TRACT I: HIGHWAY 44/I-20 TRACT

12 PARCELS 1, 2 AND 3:

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

22 LESS AND EXCEPT:

23 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
 36 336, in said Clerk's office. Said plat and deed are incorporated herein by

1 reference as if fully set out herein for a more sufficient description of that tract or
2 parcel of land herein conveyed.

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

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

6 PARCEL 5:

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

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

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

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

31 PARCEL 6:

32 All that tract or parcel of land lying and being in the 163rd G.M.D. of Greene
33 County, Georgia, being 1.50 acres as shown on "Plat for: Stone Works Design

1 Center" recorded in Plat Cabinet 1, Slide 542, Page 8, Greene County records, and
2 incorporated herein.

3 See also Deed Book 765, Pages 689-690, Greene County, Georgia, records, made
4 a part hereof by reference

5 Map & Parcel No.: 052-0-00-021-B

6 PARCEL 7:

7 All that tract or parcel of land lying and being in the 163rd G.M. District of Greene
8 County, Georgia, containing 92.821 acres, more or less, and being more particularly
9 described by plat or survey dated February 13, 1987, prepared for O.W. Johnson,
10 Jr., by Timberland Management Services, Inc., W.W. Lester, RLS # 2128, and
11 being recorded in Plat Book 15, Page 17, Greene County Records. This is the same
12 land conveyed to Lewis Reckaway, Jr., by Warranty Deed dated February 16, 1982,
13 recorded in Deed Book 86, Page 726, Greene County Records. This is the same
14 land conveyed from Lewis Reckaway Jr., to O.W. Johnson, Jr., by deed dated
15 March 19, 1987, recorded in Deed Book 116, Page 225, Greene County records.

16 See also Deed Book 588, Pages 294-295, Greene County, Georgia, records, made
17 a part hereof by reference

18 Map & Parcel No.: 052-0-00-023-0

19 PARCEL 8:

20 All that tract or parcel of land lying and being in the 163rd G.M. District of Greene
21 County, Georgia, containing 238.45 acres, more or less, and more particularly
22 described according to a plat made by T. Larry Rachels, R.L.S., on the 14th day of
23 May, 1975, recorded in Plat Book 10, Page 26, Clerk's Office, Greene County
24 Superior Court, and incorporated herein by reference and to which reference is
25 made for a more accurate and complete description. Said tract of land is bounded
26 as follows: Now or formerly as follows: on the Northeast by lands of James H.
27 Austin, formerly Whitehead Estate; on the Southeast by lands of E. Lloyd Lewis;
28 on the Northwest by the right-of-way of Georgia Highway No. 44 leading from
29 Eatonton, Georgia, to Greensboro, Georgia. This is the same tract of land conveyed
30 by Abitibi Woodlands Corporation to Lassiter Properties, Inc. on September 6,
31 1973, by deed recorded in Deed Book 60, Pages 360 and 361.

1 See also Deed Book 588, Pages 294-295, Greene County, Georgia, records, made
2 a part hereof by reference

3 Map & Parcel No.: 052-0-00-024-0

4 PARCEL 9:

5 All that tract or parcel of land, lying and being within the current corporate city
6 limits of the City of Greensboro, 143rd G.M.D., Greene County, Georgia, and being
7 comprised of 1.045 acres, more or less, being basically rectangular in shape, and
8 being bounded more particularly as follows: BEGINNING at an iron pin, located
9 on the northwestern corner of the tract herein conveyed, and where the same corners
10 on the northeast with the lands of James C. Baynes, and on the northwest with the
11 right-of-way of State Highway #44; running thence along such lands of Baynes
12 $S71^{\circ}15'19''E$ 301.31 feet to an iron pin; continuing thence along such lands of
13 Baynes $S71^{\circ}15'19''E$ 8 feet to the centerline of a branch (which centerline of the
14 branch being the boundary line between the tract herein conveyed, and such other
15 lands of Baynes); running thence along the centerline of such branch in a
16 southwesterly direction, along the southeastern boundary of this tract herein
17 conveyed (such direction being generally $S8^{\circ}40'23''W$ 148.85 feet) to a point in the
18 center of such creek, such point marking the southeastern corner of the tract herein
19 conveyed; running thence along lands of now or formerly of Wall Tire Co.
20 $N68^{\circ}48'40''W$ 13 feet to an iron pin; continuing thence along such lands of Wall
21 Tire Co. $N68^{\circ}58'40''W$ 327.25 feet to an iron pin, located on the southwestern
22 corner of the tract herein conveyed, where the same corners on the southwest with
23 such lands of Wall Tire Co., and on the northwest with such right-of-way of State
24 Highway #44; running thence along a 5" curve and the arch of a chord $N19^{\circ}00'00''E$
25 132.70 feet to the POINT OF BEGINNING. This is the same tract or parcel of land
26 as described in plat of survey entitled "Survey of Building Lot for Greene Co. Farm
27 Bureau" by Lawrence A. Corry, RLS, dated October 30, 1992, and recorded in Plat
28 Book 21, Page 11, in the office of the Clerk of the Superior Court of Greene
29 County, Georgia; and this is a portion of the lands conveyed from JAMES C.
30 BAYNES, as Executor under the Will of MARGUERITE JACKSON BAYNES to
31 JAMES C. BAYNES and HARON GATEWOOD BAYNES, III, by Assent to
32 Devise, dated April 1, 1985, and recorded in Deed Book 96, Pages 560 in the Office
33 of the Clerk of the Superior Court of Greene County, Georgia;
34 The plats and deeds identified above are incorporated into this description by
35 reference, as if fully set out herein, for a more sufficient description of this tract or

1 parcel of land, and the property rights and interests conveyed and reserved in
2 reference thereto.

3 See Also Deed Book 243, Pages 119-120, Greene County, Georgia records, made
4 a part hereof by reference
5 Map & Parcel # 070-0-00-075-C

6 PARCEL 10:

7 All that tract or parcel of land, together with any and all improvements located
8 thereon, lying and being in the 143rd District, G.M., Greene County, Georgia
9 containing 1.35 acres, more or less, as is particularly shown on that certain plat of
10 survey for Scott Turner prepared by Lawrence A. Corry, RLS, No. 1200, dated May
11 1, 1993, recorded in Plat Book 21, Page 53, in the Office of the Clerk of the
12 Superior Court of Greene County, Georgia, which said plat and the record thereof
13 are hereby incorporated herein and made a part hereof by reference. Said property
14 is bounded, now or formerly, on the North and East by property now or formerly of
15 Jimmy Baynes; on the South by Greene County Farm Bureau; and on the West by
16 the eastern right-of-way of State Route #44 (South Main Street). This is the same
17 land as that conveyed by Warranty Deed from James C. Baynes to D. Scott Turner
18 dated July 2, 1993, recorded in Deed Book 253, Page 107-108, Greene County,
19 Georgia Records.

20 See Also Deed Book 655, Pages 654 and 655, Parcel Two, Greene County, Georgia,
21 records, made a part hereof by reference
22 Map & Parcel No.: 070-0-00-075-D

23 PARCEL 11:

24 All that tract or parcel of land lying and being in the City of Greensboro 143rd
25 G.M.D., Greene County, Georgia, and containing 0.99 acres, as per plat of survey
26 dated December 18, 1995, for Lawrence D. Smith by Robert H. Harwell, Georgia
27 RLS, and recorded in Plat Cabinet 1, Slide 394, Page 4, Greene County, Georgia,
28 records, which plat is incorporated herein and made a part hereof by reference.

29 See also Deed Book 565, Pages 113-114, Greene County, Georgia, records, made
30 a part hereof by reference
31 Map & Parcel No.: 070-0-00-075-E

PARCEL 12:

All that certain tract or parcel of land lying and being in the 143rd District, G.M. of Greene County, Georgia, containing 192.73 acres, more or less, and being designated Tract 2 and having such shape, courses, metes and distances as will more fully appear by reference to that certain plat entitled Survey for Marquerite J. Baynes Estate prepared by Robert H. Harwell, Registered Surveyor, on March 28, 1985, and recorded in Plat Book 11, Page 136, in the Office of the Clerk of the Superior Court of Greene County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference. The land herein described is bounded generally on the north by State Highway No. 44; on the northeast by lands of James C. Baynes and H. G. Baynes, III (Tract No. 1 on plat hereinabove referred to); on the east by Georgia Kraft Company; on the south by Interstate 20; on the southwest by lands of Ann Dolvin Rozier; on the west by lands of William F. Wolski; and on the northwest by lands of City of Greensboro and lands of Mrs. R. L. Boswell, et.al. This is a portion of the land known as the Baynes-Foster Place conveyed to Mrs. Marquerite J. Baynes by deed from William R. Jackson, et.al. dated August 2, 1915, recorded in Deed Book 18, Page 371, in said Clerk's Office, and land conveyed to the Estate of Marquerite J. Baynes by deed from Ann D. Rozier, dated March 15, 1985, recorded in Deed Book 96, Page 328, in said Clerk's office, said deeds being here referred to in aid of this description. This is the same land described as Tract II in deed from James C. Baynes, Executor of Marquerite J. Baynes to American Real Estate Investment Company, Ltd. dated July 26, 1985 and recorded in Deed Book 97, Page 711, in said Clerk's office; and also in deed from American Real Estate Investment Company, Ltd. to James Robert West and Donna Sue West dated January 12, 1988, recorded in Deed Book 128, Pages 161-2, in said Clerk's office.

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

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

PARCEL 13:

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

BEGINNING in the southwestern most corner of the property herein described, the same being a corner common to the property herein described, property of B. Barry Darugar and the easterly right-of-way of Georgia Highway 44 leading from

1 downtown Greensboro to Interstate 20 and running thence in a northerly direction
 2 along said right-of-way to its intersection with a branch which traverses said
 3 right-of-way from northwest to southeast; thence proceeding easterly and
 4 southerly along said branch to its intersection with the centerline of Town Creek;
 5 thence along said centerline of Town Creek and the meanderings thereof to its
 6 intersection with property of Darugar; thence along said Darugar property line to
 7 the point of beginning. The land herein described is bounded generally on the
 8 north and northeast by the aforesaid branch; on the east by Town Creek; on the
 9 south by lands of Darugar; and on the west by the right-of-way of Georgia
 10 Highway 44.

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

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

14 PARCEL 14:

15 All that certain tract or parcel of land lying and being in the 163rd G.M.D. of
 16 Greene County, Georgia, containing 10.935 acres, more or less, being bounded
 17 generally, now or formerly, on the West by Georgia Highway No. 44; South by the
 18 right-of-way of Interstate No. 20 leading from Madison to Augusta; Northeast by
 19 lands of the City of Greensboro; and Northwest by lands of American Real Estate
 20 Investment Company, Ltd., Jarrard, and DanWay Oil Company. The land herein
 21 described is more particularly shown as a 10.935 acre parcel on a plat by P.E.
 22 Ogletree, Registered Surveyor, dated December 1967, as follows: BEGINNING at
 23 the southwestern most corner of the property herein described, the same being an
 24 iron pin at the intersection of the easterly right-of-way of Georgia Highway 44 and
 25 the northerly right-of-way of Interstate No. 20, and running thence along said
 26 Georgia Highway No. 44 right-of-way North 31° 04' East 147 feet to an iron pin;
 27 thence North 68° 00' East 836.5 feet to an iron pin; thence South 44° 55' East 922.7
 28 feet to the right-of-way of Interstate 20; thence along said right-of-way South 86°
 29 57' West 176.6 feet to an iron pin; thence North 79° 41' West 822.2 feet to an iron
 30 pin; thence North 81° 41' North 522.2 feet to an iron pin and the point of beginning.
 31 This is the same property conveyed by Ann Colvin Rozier to Carol W. Hatfield and
 32 Eugene A. Hatfield by deed dated January 2, 1994, of record in Deed Book 268,
 33 Pages 272-273, Greene County records.

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

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

4 PARCEL 15:

5 All that certain tract or parcel of land lying and being in the 163rd District, G.M. in
6 Greene County, Georgia, the same containing 5.018 acres, more or less, and being
7 bounded now or formerly as follows: On the north by the right-of-way of Interstate
8 #20, on the northeast by land of Rozier, on the south by right-of way of county road
9 leading easterly from Georgia Highway #44, and on the northwest by right-of-way
10 of Highway #44. Said land has such shape, courses, metes and distances as will
11 more fully appear by reference to that certain plat made by Robert H. Harwell,
12 Registered Land Surveyor No. 1683, dated March 24, 1973, recorded in Plat Book
13 8, Page 16, Greene County, Georgia records, said plat made a part hereof by
14 reference.

15 LESS AND EXCEPT THE FOLLOWING: 0.70 of an acre, more or less, and being
16 bounded now or formerly as follows: on the north by Interstate #20 right-of-way; on
17 the east by property of James H. Austin; on the south by Meadow Crest Road (County
18 Road No. 68); and on the west by Georgia Highway #44 and Interstate #20
19 right-of-way. Said property described on a plat of survey by Robert H. Harwell,
20 Registered Surveyor No. 1683, dated February 8, 1992, and recorded in Plat Book 18,
21 Page 163, Greene County, Georgia records, said plat made a part hereof by reference.
22 This 0.70 acre parcel being the same property described in a Warranty Deed from
23 James Austin to Gary Michael Jarrard and James R. Jarrard, said Deed dated February
24 10, 1992, recorded in Deed Book 220, Page 267, said records.

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

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

28 PARCEL 16:

29 All that certain tract or parcel of land lying and being in the 163rd District, G.M. in
30 Greene County, Georgia, containing 0.70 of an acre, more or less, and being
31 bounded now or formerly as follows: on the north by Interstate #20 right-of-way;
32 on the east by property of James H. Austin; on the south by Meadow Crest Road
33 (County Road No. 68); and on the west by Georgia Highway #44 and Interstate #20

1 right-of-way. Said property described on a plat of survey by Robert H. Harwell,
2 Registered Surveyor No. 1683, dated February 8, 1992, and recorded in Plat Book
3 18, Page 163, Greene County, Georgia records, said plat made a part hereof by
4 reference. This 0.70 acre parcel being the same property described in a Warranty
5 Deed from James Austin to Gary Michael Jarrard and James R. Jarrard, said Deed
6 dated February 10, 1992, recorded in Deed Book 220, Page 267, said records.

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

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

10 PARCEL 17:

11 All that certain tract or parcel of land lying and being in the 163rd District, G.M.,
12 Greene County, Georgia, being shown as 1.71 acres, more or less, and having such
13 shapes, courses, metes and distances as will more fully appear by reference to that
14 certain Plat of Survey for Jere M. Power, prepared by John A. McGill, Jr.,
15 Registered Surveyor, #2855 dated August 26, 2003, and recorded in Plat Cabinet
16 1, Slide 517, Page 5-A, said plat and the record thereof incorporated herein and
17 made a part hereof by reference.

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

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

20 PARCEL 18:

21 All that certain lot or parcel of land lying and being in the 163rd District, G.M. of
22 Greene County, Georgia, containing 0.187 acre, more or less, and being more
23 particularly described in accordance with that certain plat of survey prepared for
24 Jere Power by Robert H. Harwell, Registered Surveyor #1683 on March 2, 1993,
25 recorded in Plat Book 21, Page 96, in the Office of the Clerk of the Superior Court
26 of Greene County, Georgia, as follows: BEGINNING at the Southernmost corner
27 of the property herein described, the same being an iron pin located on the
28 Northwesterly right-of-way Georgia Hwy No. 44 and common to lands of James C.
29 Baynes, and running thence along said right-of-way North 35 degrees 19' 00" East
30 104.04 feet to an iron pin; thence leaving said right-of-way and running thence
31 along property line of James M. Reynolds III, North 46 degrees 03' 36" West 63.48
32 feet to an iron pin; thence running South 44 degrees 57' 22" West 7.21 feet to an
33 iron pin; thence South 51 degrees 10' 16" West 89.43 feet to an iron pin; thence

1 South 48 degrees 18' 41" West 11.91 feet to an iron pin; thence South 49 degrees
2 09' 19" East 91.52 feet to the POINT OF BEGINNING.

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

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

5 PARCEL 19:

6 All that certain lot or parcel of land lying and being in the 163rd District, G.M. of
7 Greene County, Georgia, containing 0.153 acre, more or less, and being more
8 particularly described in accordance with that certain plat of survey prepared for
9 James M. Reynolds III by Robert H. Harwell, Registered Surveyor #1683 on March
10 2, 1993, recorded in Plat Book 21, Page 96, in the office of the Clerk of the Superior
11 Court of Greene County, Georgia, as follows: TO FIND THE TRUE POINT OF
12 BEGINNING, begin at an iron pin located on the Northwesterly right-of-way of
13 Georgia Hwy No. 44, and being common to lands of James C. Baynes, and lands
14 of Jere M. Power (formerly Jere M Power and James M. Reynolds III), and running
15 thence from said iron pin North 35 degrees 19' 00" East 104.04 feet to an iron pin,
16 which is the TRUE POINT OF BEGINNING. From said true point of beginning,
17 run thence along the right-of-way of said Georgia Hwy No. 44, North 35 degrees
18 19' 00" East 74.37 feet to an iron pin; thence North 41 degrees 23' 34" East 50.54
19 feet to an iron pin; thence North 47 degrees 02' 40" West 47.91 to an iron pin thence
20 South 44 degrees 57' 22" West 123.22 feet to an iron pin; thence South 46 degrees
21 03' 36" East 63.48 feet to an iron pin.

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

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

24 PARCEL 20:

25 All that certain lot or parcel of land lying and being in the 163rd District, G. M. of
26 Greene County, Georgia, containing 0.50 acres, more or less, and being more
27 particularly described in accordance with plat of survey prepared by Perry D.
28 Phelps, Georgia Registered Land Surveyor, on November 2, 1986, recorded in Plat
29 Book 14, Page 116, in the Office of the Clerk of Superior Court of Greene County,
30 Georgia as follows:

31 BEGINNING in the Southernmost corner of the property herein described, the
32 same being an iron pin on the Northwesterly right-of-way of Georgia Highway
33 #44 (100 foot right-of-way) and a point common to lands now or formerly of Mrs.

1 I. C. Elder and running thence from said point of beginning along said
 2 right-of-way of Georgia Highway #44 (leading from Greensboro to Eatonton)
 3 North 36° 30' East 192.0 feet to an iron pin; thence North 34° 30' East 20.69 feet
 4 to an iron pin; thence North 54° 06' West 91.52 feet to an iron pin; thence South
 5 43° 22' West 204.09 feet to an iron pin; thence South 49° 03' East 117.0 feet to
 6 THE POINT OF BEGINNING. This is the same property as described in
 7 Warranty Deed from Charles G. Works, Jr. to James C. Baynes dated May 1,
 8 1991, recorded in Deed Book 205, Page 191-192, said Clerk's Office, and here
 9 referred to in aid of this description.

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

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

13 (See Parcel 1, 2 and 3 for 071-030)

14 PARCEL 21:

15 All that tract or parcel of land lying and being in the 163rd District, G.M., Greene
 16 County, Georgia, and being more particularly shown as a portion of that 83.667 acre
 17 tract shown for Henry A. Lassiter on Plat of Survey prepared by Robert H. Harwell,
 18 Georgia RLS #1683, dated June 7, 1983 and recorded in Plat Book 13, Page 6 in
 19 Greene County, Georgia public deed records as follows: beginning at a point which
 20 is a concrete monument at the intersection of the southeasterly right-of-way of
 21 Georgia Highway 44 and property now or formerly of Jim W. Austin, run thence
 22 South 53°25' East, 15.0 feet to a point; run thence South 53°34' East to a point; run
 23 thence North 36°24'12" East, 450.0 feet to a point; run thence South 81°03' East,
 24 545.0 feet to a point; run thence North 57°24'52" East, 240.0 feet to a point; run
 25 thence along an extension of said line North 57°24'52" East approximately 410 feet,
 26 more or less, to a point of said line's intersection with the boundary line between
 27 Lassiter and Anne Dolvin Rozier, from said point run thence South 2°29' East
 28 approximately 1590 feet, more or less, to an iron pin found, run thence South 44°51'
 29 West, 379.6 feet to an iron pin found on the edge of a creek; following the traverse
 30 of said creek, run thence South 44°28' West, 348.2 feet to a point; run thence South
 31 13°34' West, 152.4 feet to an iron pin found; run thence South 55°27' West, 261.6
 32 feet to a point; run thence South 48°56' West, 306.4 feet to a point; run thence South
 33 48°36' West, 276.9 feet to an iron pin found at the confluence of two creeks; run
 34 thence northerly along the traverse of the creek, North 5°03' West, 270.4 feet to a

1 point; run thence North 21°15' West, 247.2 feet to a point; run thence North 64°39'
 2 West, 222.8 feet to a point; run thence North 51°28' West, 202.3 feet to a point; run
 3 thence North 18°25' West, 315.3 feet to a point; run thence North 5°30' West, 275.5
 4 feet to a point; run thence North 33°43' West, 223.9 feet to a point; run thence North
 5 18°04' West, 292.0 feet to a point; run thence North 10°54' East, 157.3 feet to a
 6 point; run thence North 18°45' West, 175.2 feet to a point; run thence North 32°22'
 7 East, 120.4 feet to a point; run thence North 45°28' West, 58.7 feet to a point on the
 8 southeasterly right-of-way of Georgia Highway 44; run thence in a northerly
 9 direction along the southeasterly right-of-way of Georgia Highway 44, North 36°20'
 10 East, 309.6 feet to a concrete marker at the point of beginning of the tract herein
 11 conveyed.

12 See also Deed Book 588, Page 296, Greene County, Georgia, records, made a part
 13 hereof by reference

14 Map & Parcel No.: 071-0-00-031-0

15 TRACT II: HIGHWAY 278/PLANING MILL RD. TRACT

16 PARCEL 22:

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

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

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

4 PARCEL 23:

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

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

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

24 PARCEL 24:

25 All that lot of land lying and being in Greene County, Georgia, 143rd District,
26 G.M., containing 1.446 acres, more or less, and bounded on the North by land of
27 Addie Lue Mapp; on the East by the Greensboro-Penfield public road; on the South
28 by land of J.E. Akins; and on the West by land of the City of Greensboro, this being
29 the same lot of land shown on plat thereof by L.A. Corry, Surveyor, dated March
30 24, 1973, and recorded in Plat Book 8, Page 281, office of the Clerk of Superior
31 Court, Greene County, Georgia, and made part hereof by reference.

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

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

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

4 PARCEL 25:

5 All that tract or parcel of land, together with all improvements thereon, lying and
6 being situate in the 143rd District, G.M. of Greene County, Georgia, and being
7 more particularly described as follows:

8 Beginning on the western boundary of the Greensboro-Penfield public road at
9 corner between land of J.E. Akins and land of Wyman Hall; and running thence
10 westerly along line of said Hall land two-hundred feet (200) feet, more or less, to
11 line of land of City of Greensboro (now used as a trash and garbage dumping
12 ground); thence southerly along line of said City of Greensboro land one-hundred
13 fifty (150) feet, more or less, to the northern boundary of a dirt road leading
14 westerly from said Greensboro-Penfield public road to land of McCommons;
15 thence easterly along the northern boundary of said dirt road two-hundred (200)
16 feet, more or less, to the western boundary of said Greensboro-Penfield public
17 road, and thence northerly along said Greensboro-Penfield public road
18 one-hundred fifty (150) feet, more or less, to the beginning point. The land herein
19 conveyed is bounded on the North by land of Wyman Hall, on the East by the
20 western boundary of the Greensboro-Penfield public road, on the South by the
21 northern boundary of a dirt road leading westerly from the Greensboro-Penfield
22 public road to land of McCommons, and on the West by land of the City of
23 Greensboro.

24 This is the same land conveyed by J.E. Akins to L.C. Reid by deed dated November
25 16, 1964, recorded in Deed Book 50, Page 170, in the office of the Clerk of the
26 Superior Court of Greene County, Georgia.

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

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

30 PARCEL 26:

31 All that tract or parcel of land lying and being in the 143rd G.M. of Greene County,
32 containing 1 acre, more or less, and having such shape, courses, metes and distances
33 as will more fully appear by reference to that certain plat of survey prepared by John

1 B. McGill, dated March 27, 1973, and recorded in Plat Book 8, Page 117 in the
2 office of the Clerk of the Superior Court of Greene County, Georgia, said plat and
3 the record thereof are incorporated herein by reference, in aid of this description.

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

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

7 PARCEL 27:

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

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

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

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

21 PARCEL 28:

22 All that certain lot or parcel of land together with any and all improvements thereon,
23 lying and being in the City of Greensboro, Greene County, Georgia, 143rd District,
24 G.M., containing .52 acres, more or less and being more particularly shown on that
25 certain Plat of Survey for Louis Smith, prepared by Robert H. Harwell, RLS # 1683
26 dated October 2, 2002, said plat recorded in Plat Cabinet 1, Slide 554, Page 3, in the
27 Office of the Clerk of the Superior Court of Greene County, Georgia, which said
28 plat and the record thereof are hereby incorporated herein and made a part hereof
29 by reference.

1 This is a portion of the property conveyed to Leroy Smith and Annie Lou Smith by
2 Warranty Deed recorded in Deed Book 44, Page 30, aforesaid records.

3 See also Deed Book 778, Pages 450-451, Greene County, Georgia, records, made
4 a part hereof by reference

5 Map & Parcel No: 086-0-00-040-B

6 PARCEL 29:

7 All that lot of land lying and being in the Greene County, Georgia, 143rd District,
8 G.M., containing one (1) acre, more or less, as shown by plat of same by Perry D.
9 Phelps, Surveyor, dated October 19th, 1968, and said plat is recorded in the office
10 of the Clerk of the Superior Court, Greene County, Georgia in Plat Book 6, Page
11 121, said plat made part hereof by reference – the within conveyed lot of land being
12 bounded Northeast by land of Georgia Kraft Company; on the East and South by
13 land of LeRoy Smith and Annie Lou Smith; and on the West by land of Alameta D.
14 Barnhart – said property also being the same described in deed from LeRoy Smith
15 and Annie Lou Smith to Robert Lee Brown by deed dated November 30th, 1971,
16 and recorded in said Clerk's office in Deed Book 55, Page 121, this said deed also
17 made a part hereof by reference.

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

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

21 PARCEL 30:

22 All that certain tract or parcel of land lying and being in the 143rd District, G.M. of
23 Greene County, Georgia, containing 13.77 acres, more or less, and having such
24 shape, courses, metes and distances as shown on a plat of survey prepared by
25 Lawrence A. Corry, Registered Surveyor #1200, said plat being recorded in Plat
26 Book 21, Page 121, in the Office of the Clerk of the Superior Court of Greene
27 County, Georgia, and more particularly described as follows: BEGINNING at the
28 southeast corner of the tract herein described, being an iron pin on the north line of
29 County Road No. 134 and being referenced S 61 degrees 55' 04" W 637.77 feet
30 from an iron pin; thence along the north line of said County Road No. 134 S 61
31 degrees 55' 04" W 999.29 feet; thence leaving the line of said road N 15 degrees 17'
32 34" W 800.36 feet to an iron pin on the east line of said road S 925; thence along
33 said east line of road S 925 N 26 degrees 36' 35" E 65.99 feet to an iron pin; thence

1 leaving the line of said road S 87 degrees 44' 39" E 1085.06 feet to an iron pin;
2 thence S 03 degrees 47' 05" W 318.61 feet to the POINT OF BEGINNING.

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

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

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

10 PARCEL 31:

11 All of that tract or parcel of land lying and being in the 143rd GMD, Greene
12 County, Georgia, containing 1.5 acres of land, more or less, and being known as the
13 "Log Cabin Lot" bounded north by lands formerly of C.L. Williams but now
14 property of Tom Cannon; East by lands formerly of C.L. Williams but now the
15 property of Tom Cannon; South by old Greensboro-Union Point public road; West
16 by lands formerly of Mrs. S.H. Conley but now a pulpwood yard. This being the
17 same property formerly owned by Frank A. Boswell and by him deeded to Annie
18 Lee Thomas.

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

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

22 PARCEL 32:

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

29 Prior Deed Reference: The within conveyed property is a portion of that deeded to
30 R.L. Boswell on February 29, 2000 by a Limited Warranty Deed from

1 Louisiana-Pacific Corporation which is recorded in Deed Book 529, Pages 26-29,
2 said records.

3 Subject to those certain Declaration of Protective Covenants dated February 20,
4 2000 and recorded in Deed Book 529, Pages 30-33, said records.

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

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

8 PARCEL 33:

9 All that certain tract or parcel of land lying and being in the 143rd District, G.M.,
10 Greene County, Georgia, containing 1.15 acres, more or less, and having such
11 shape, courses, metes and distances as will more fully appear by reference to that
12 certain plat of survey prepared by The Oconee Company, certified by John A.
13 McGill, Georgia Registered Surveyor No. 1753, dated March 30, 2000, and
14 recorded in Plat Cabinet 1, Slide 455, Page 1, in the Office of the Clerk of the
15 Superior Court of Greene County, Georgia, which said plat and the record thereof
16 are hereby incorporated herein and 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 14, Greene County, Georgia, records, made a part
21 hereof by reference

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

23 PARCEL 34:

24 All that certain tract or parcel of land, together with all improvements located
25 thereon, lying and being in the 143rd District, G.M., Greene County, Georgia,
26 containing 3.02 acres, more or less, and having such shape, courses, metes and
27 distances as will more fully appear by reference to that certain plat of survey
28 prepared by The Oconee Company, certified by John A. McGill, Georgia Registered
29 Surveyor No. 1753, dated March 29, 2000, and recorded in Plat Cabinet 1, Slide
30 455, Page 6, in the Office of the Clerk of the Superior Court of Greene County,

1 Georgia, which said plat and the record thereof are hereby incorporated herein and
2 made a part hereof by reference.

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

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

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

9 PARCEL 35:

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

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

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

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

25 PARCEL 36:

26 All that tract or parcel of land lying and being in the 143rd District, G.M., Greene
27 County, Georgia, containing 2.23 acres, more or less, bounded as follows: North
28 by Georgia Railroad; East by lands of Carolyn Turner; South by public road known
29 as the old Greensboro-Union Point Road; and on the West by lands of Len Dolvin.
30 Said tract of land is the same land as that described in a deed from Donie Ewing,
31 et.al., to J.M. Stubblefield, et.al., recorded in Deed Book 51, Pages 398-399, Clerk's

1 Office, Greene County, Georgia, and is more particularly described by a plat of the
2 same recorded in Plat Book 4, Page 22, said records.

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

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

6 PARCEL 37:

7 All that certain tract or parcel of land situate, lying and being in the 143rd G.M.D.,
8 of Greene County, Georgia, containing 5.638 acres, more or less. Said tract is
9 bounded on the North and Northwest by the right-of-way of the Georgia Railroad;
10 on the Northeast and East by lands of Mrs. Donnie Ewing; on the South by County
11 Road #151 and lands of Jettie Mitchell, and Charlie Reid; on the West of lands of
12 Jettie Mitchell and lands of Schoerner Corporation. This being a portion of the land
13 acquired in that deed from Rochelle Furniture Manufacturing Company to J.B.
14 Dolvin, dated November 17, 1958, now of record in Deed Book 45, at Page 3. Said
15 tract if fully described as to shape, courses, metes, distances and bounds in a plat
16 thereof made by Lawrence A. Corry, R.L.S., dated March 26, 1984, identified as
17 lands of J.B. Dolvin Estate, a copy of which is now of record in Plat Book 13, Page
18 232.

19 See also Deed Book 303, Page 37, Greene County, Georgia, records, made a part
20 hereof by reference

21 Map & Parcel No: 086-0-00-082-0

22 PARCEL 38:

23 All that tract or parcel of land lying and being the 143rd District, G.M. of Greene
24 County, Georgia, formerly a portion of Knox Lumber Company lands, being
25 designated as Lots No. 5 and 6, J.B. Dolvin Subdivision as shown by plat of said
26 subdivision of record in office of the Clerk of the Superior Court of Greene County,
27 Georgia, in Plat Book 4, Page 44, which said plat is expressly made part hereof by
28 reference in aid of this description. Said lots bounded as follows: North by Lot No.
29 7 of said subdivision, East by lands of J.B. Dolvin, South by public road from
30 Greensboro, Georgia to Union Point, Georgia, West by Lot No. 1 of said
31 subdivision.

1 See also Deed Book 487, Page 285, Greene County, Georgia, records, made a part
2 hereof by reference

3 Map & Parcel No: 086-0-00-083-0

4 PARCEL 39:

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

14 See also Deed Book 356, Page 86, Greene County, Georgia, records, made a part
15 hereof by reference

16 Map & Parcel No: 086-0-00-084-0

17 PARCEL 40:

18 All that tract or parcel of land situate, lying and being in the 143rd District, G.M.,
19 Greene County, Georgia, said property being 1 acre more or less. Beginning at a
20 point located on the Southern side of Planing Mill Road which is the Northeastern
21 most corner of the property owned now or formerly by Vincent Lewis as shown in
22 the Greene County Superior Court Clerk's Records Plat Book 7, Page 142, Deed
23 Book 588, Page 15; said point being the point of BEGINNING; thence
24 Northeasterly N81°05'34"E for a distance of 210 feet to an iron pipe; thence
25 Southeasterly S25°26'22"E for a distance of 216.36 feet to an iron pipe; thence
26 Southwesterly S81°05'34"W 210 feet to an iron pin; thence Northwesterly
27 N25°26'22"W for a distance of 216.22"W for a distance of 216.36 feet to the point
28 of beginning.

29 Said property will more fully appear by reference as Track #1 in a plat of survey by
30 Edwin R. Cowherd, RLS No. 1710, dated June 3, 2005 and recorded in Plat Cabinet
31 1, Slide 566, Page 7, Office of the Clerk of Superior Court of Greene County,
32 Georgia, said plat is incorporated herein and made part hereof by reference.

1 See also Deed Book 800, Page 612, Greene County, Georgia, records, made a part
2 hereof by reference

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

4 PARCEL 41:

5 All that tract or parcel of land situate, lying and being in the 143rd District, G.M.,
6 Greene County, Georgia, said property being 1 acre more or less. Beginning at a
7 point located on the Southern side of Planing Mill Road which is the Northeastern
8 most corner of the property owned now or formerly by Vincent Lewis as shown in
9 the Greene County Superior Court Clerk's Records Plat Book 7, Page 142, Deed
10 Book 588, Page 15; said point being the point of BEGINNING; thence
11 Northeasterly N81°05'34"E for a distance of 210 feet to an iron pipe; thence
12 Southeasterly S25°26'22"E for a distance of 216.36 feet to an iron pipe; thence
13 Southwesterly S81°05'34"W 210 feet to an iron pin; thence Northwesterly
14 N25°26'22"W for a distance of 216.22"W for a distance of 216.36 feet to the point
15 of beginning.

16 Said property will more fully appear by reference as Track #2 in a plat of survey by
17 Edwin R. Cowherd, RLS No. 1710, dated June 3, 2005 and recorded in Plat Cabinet
18 1, Slide 566, Page 7, Office of the Clerk of Superior Court of Greene County,
19 Georgia, said plat is incorporated herein and made part hereof by reference.

20 See also Deed Book 800, Page 611, Greene County, Georgia, records, made a part
21 hereof by reference

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

23 PARCEL 42:

24 All that tract or land lying and being within the 143rd District, Greene County,
25 Georgia containing 15 acres, more or less, being bounded on the North by Planning
26 Mill Road – The Old Greensboro Union public road; on the East by lands of Janie
27 and Joan Marchman and lands of Albert C. McNair; on the South by lands of Gus
28 Terrell, Jr., Tony Compton, Ruth J. Rhodes, Robert & Debra Miller, and James
29 Green; on the West by lands of Willie A. Horton and Shirley and William W.
30 Reeves, being the same land conveyed by deed recorded in Deed Book 165, Page
31 129, being designated on Greene County Tax Map 86, Parcel 87.

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

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

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

4 PARCEL 43:

5 All that tract or parcel of land lying and being in the 143rd G.M.D., Greene County,
6 Georgia, being triangular in shape and being comprised of one (1) acre, bounded on
7 the north by a public road often referred to as the "Old Greensboro-Union Point
8 Road"; on the east by lands of Albert C. McNair, formerly of Greensboro Industrial
9 Corporation; and on the southwest by lands of William J. Breeding, formerly of
10 Sadler Mapp. This is the same tract or parcel of land as described in a plat of survey
11 entitled "Lot of Land Sold by Greensboro Industrial Corporation to Olin Cawthon"
12 by J.N. Turner, dated November 8, 1950, and recorded in Plat Book 2, Page 456 in
13 the office of the Clerk of the Superior Court of Greene County, Georgia; this is also
14 the same tract as conveyed to Olin C. Cawthon from Greensboro Industrial
15 Corporation, dated July 20, 1956, and recorded in Deed Book 42, Page 171 in said
16 Clerk's office; and in Assent to Devise from J.L. Lundy, Executor of the Estate of
17 Olin C. Cawthon, to Hallie L. Cawthon; Beatrice C. Trever Garrison; David
18 Callaway; Tracy Callaway; and Terry Callaway, dated June 6, 1981, and recorded
19 in Deed Book 85, Page 205 in said Clerk's office. The plat and deeds mentioned
20 above are incorporated herein by reference for a more sufficient description of that
21 tract or parcel of land herein conveyed. This conveyance includes all improvements
22 presently located on the above-described real estate, including house, shop and
23 garage.

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

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

27 PARCEL 44:

28 All that tract or parcel of land lying and being in Greene County, Georgia, and more
29 particularly described as follows: lying and being in 143rd District, G.M., said State
30 and County, and containing two and one-half (2 ½) acres, more or less, and bounded
31 on the North by public road, across from which lies land of Greensboro Industrial
32 Corporation (now or formerly); East by land of Jesse L. Moon; South by land of
33 Sadler Map Estate; and West by land of Olin Cawthon. This being the same
34 property as described in deed from Jesse L. Moon to first party herein, William

1 Corry, dated December 3, 1965, and recorded in Office of the Clerk of the Superior
2 Court, Greene County, Georgia, in Deed Book 50, Page 512, said deed made a part
3 hereof by reference.

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

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

7 PARCEL 45:

8 All that tract or parcel of land, lying and being in the 143rd G.M.D., Greene County,
9 Georgia, being comprised of 2.94 acres, more or less, and being bounded now or
10 formerly as follows: on the northwest by lands of William J. Breeding, lands of
11 Robert & Debra Miller, and lands of Alberta H. Wright, on the north by lands of
12 William J. Breeding, on the east and southeast by lands of Clinton Callaway and
13 lands of Fleta & Lovett Williams, and on the southwest by lands of Lillian Mapp.
14 This is the same tract or parcel of land as shown on plat of survey by Robert H.
15 Harwell, RLS, dated November 24, 1985, entitled "Survey for Frank C. Mapp", and
16 recorded in Plat Book 14, Page 11 in the office of the Clerk of the Superior Court
17 of Greene County, Georgia,

18 LESS AND EXCEPTING THEREFROM, 0.72 of an acre as described on plat of
19 survey entitled "Survey for Leon & Alberta Wright", by Robert H. Harwell, RLS,
20 dated October 3, 1986, and recorded in Plat Book 14, Page 109 in said Clerk's
21 office; this is also the same tract or parcel of land described in Warranty Deed from
22 Yvonne Tonett Mapp and Hattie E. Mapp to Alberta Wright, dated June 5, 1987,
23 and recorded in Deed Book 118, Page 284 in said Clerk's office,

24 LESS AND EXCEPTING THEREFROM, the 0.72 of an acre as described in
25 Warranty Deed from Frank C. Mapp and Yvonne Tonett Mapp to Alberta Wright,
26 dated October 10, 1988, and recorded in Deed Book 110, Page 272 in said Clerk's
27 office.

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

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

1 PARCEL 46:

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

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

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

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

17 PARCEL 47:

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

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

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

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

1 PARCEL 48:

2 All that lot of land lying and being in Greene County, Georgia, 143rd District,
3 G.M., containing 2.77 acres, more or less, and bounded on the North by land of
4 Tony Compton; on the East by old Fairgrounds Road; on the Southeast and South
5 by Highway #12 and the above lot number 1; and on the West by land of Allen –
6 this being the same lot of land as is shown on plat thereof by Robert H. Harwell,
7 dated November 8, 1993, hereto attached, and also recorded in Office of Clerk,
8 Superior Court; Greene County, Georgia, in Plat Book 21, page 99; 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-00-038-0

13 PARCEL 49:

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

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

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

25 PARCEL 50:

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

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

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

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

7 PARCEL 51:

8 All that tract or parcel of land lying and being in the 143rd G.M.D., Greene County,
9 Georgia, being comprised of 0.74 acre, described more particularly as follows:

10 BEGINNING at an iron pin located North 35 degrees West 253.0 feet from the
11 intersection of the "Fairground Road" with the northwesterly right-of-way of State
12 Route #12, at a point along the northeasterly side of the "Fairground Road" where
13 lands of the Church of God intersect with the tract herein conveyed on the
14 southeast; running thence along such lands of the Church of God North 40 degrees
15 30 minutes East 334.5 feet to an iron pin, located on the northeastern corner of the
16 tract herein conveyed where the same borders on the southeast with such lands of
17 the Church of God, and lands of Greensboro Lumber Company on the northeast;
18 running thence along such lands of Greensboro Lumber Company North 69
19 degrees West 116.0 feet to an iron pin, located on the northwestern corner of the
20 tract herein conveyed, where the same corners with such lands of the Greensboro
21 Lumber Company on the northeast and lands of Clint Callaway on the northwest;
22 running thence along such lands of Callaway South 40 degrees 30 minutes West
23 257.05 feet to an iron pin, located where the tract herein conveyed borders with
24 such lands of Callaway on the northwest and the "Fairground Road" on the
25 southwest; running thence along such "Fairground Road" South 30 degrees East
26 116.0 feet to the POINT OF BEGINNING. This is the same tract or parcel of land
27 described in plat of survey by Perry D. Phelps, RLS, dated February 24, 1985 and
28 recorded in Plat Book 13, page 252, in the office of the Clerk of the Superior
29 Court of Greene County, Georgia, and is a portion of the lands conveyed from
30 P.H. THOMAS to CLINTON CALLAWAY, dated April 3, 1956, and recorded
31 in Deed Book 31, page 441 in said Clerk's office; said deed and plat are
32 incorporated herein by reference as if fully set out herein for a more sufficient
33 description of that tract or parcel of land herein conveyed. Together with an
34 easement of ingress and egress over the "Fairground Road" as shown on said plat,
35 such easement being perpetual in nature and duration.

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

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

4 PARCEL 52:

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

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

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

16 PARCEL 53:

17 All that tract or parcel of land, together with house and improvements thereon,
18 situated, lying and being in the 143rd District, G.M., Greene County, Georgia, and
19 being bounded now or formerly as follows: on the southeast by State Highway #12
20 between Greensboro and Union Point; on the northeast by lands of R. L. Boswell,
21 Jr.; on the northwest by lands of Greensboro Lumber Company; and on the
22 southwest by lands of Hallie L. Cawthon. This is the same property as described
23 in the following deeds: (1) J.R. Angles and Mamie Angles by deed from W. A.
24 Nipper, dated April 19, 1953, and recorded in Deed Book 39, page 388 in the office
25 of the Clerk of the Superior Court of Greene County, Georgia; (2) deed from Guy
26 H. Bryant, dated December 17, 1953, recorded in Deed Book 39, page 228 in said
27 Clerk's office; (3) warranty deed from Mrs. Mamie Angles to Roy G. Angles, dated
28 August 11, 1970, and recorded in Deed Book 54, page 480 in said Clerk's Office;
29 (4) quitclaim deed from Mamie Angles to Roy G. Angles, dated October 16, 1985,
30 and recorded in Deed Book 99, page 21 in said Clerk's Office; and (5) Deed Under
31 Power of Sale from Athens Federal Savings Bank, as Attorney-in-Fact for Roy G.
32 Angles, to Athens Federal Savings Bank, dated December 6, 1988, and recorded in
33 Deed Book 145, pages 324-6 in said Clerk's Office. This is also the same property
34 at least partially described in plat of survey by J.N. Turner, dated April 13, 1954,

1 entitled "...lot of land surveyed for J.R. Angles..." and recorded in Plat Book 2,
2 page 347 in said Clerk's Office; and further identified in proceedings of years
3 support as described in Years Support Book C, page 23 in the office of Judge of the
4 Probate Court of Greene County, Georgia. The deeds, plat and proceeding identified
5 herein are incorporated into this description by reference as if fully set out herein,
6 for a more sufficient description of that tract or parcel of land herein conveyed.

7 See also Deed Book 168, Page 26, Greene County, Georgia, records, made a part
8 hereof by reference
9 Map & Parcel No.: 087-A-00-047-00

10 **SECTION 2.**

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