



Jay C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.

R040532

Prepared by and Return to:  
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LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

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THIS INDENTURE, Made the 4 day of August, in the year two thousand four (2004), between WALLACE HAMBY and BONNELL HAMBY, as party or parties of the first part, hereinafter called Grantor, and PERSAUD ENTERPRISES, INC., a Georgia corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described real property:

**SEE EXHIBIT "A" ATTACHED  
HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through, or under the Grantor but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

*Wallace Hamby* (SEAL)  
WALLACE HAMBY

*Bonnell Hamby* (SEAL)  
BONNELL HAMBY

Signed, sealed and delivered  
in presence of:

*[Signature]*  
Witness

*[Signature]*  
Notary Public



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## EXHIBIT "A"

## TRACT 1:

All that tract or parcel of land lying and being in Land Lot 789 of the 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia and being more particularly described as follows:

Beginning at the intersection formed by the northerly right of way of Powder Springs Road (100 foot right of way) and the westerly right of way of Crane Drive (50 foot right of way) and running along the westerly right of way of Crane Drive 184.78 feet to a rebar found at the point of beginning, from the point of beginning as thus established and leaving the westerly right of way of Crane Drive running South 50 degrees 55 minutes 06 seconds West, a distance of 272.40 feet to a point on the easterly right of way of East-West Connector (right of way varies); thence running along the East-West Connector the following courses and distances: North 67 degrees 50 minutes 13 seconds West, a distance of 4.80 feet to a point; thence running along a curve an arc distance of 362.91 feet to a point (said arc being subtended by a chord bearing of North 57 degrees 55 minutes 06 seconds West 361.10 feet) and having a radius of 1,048.19 feet; thence leaving the easterly right of way of East-West Connector and running North 00 degrees 14 minutes 37 seconds East, a distance of 90.17 feet to a rebar found on the southerly right of way of Crane Drive; thence running along the southerly right of way of Crane Drive the following courses and distances: South 89 degrees 29 minutes 27 seconds East, a distance of 347.10 feet to a rebar found, thence running along a curve an arc distance of 179.40 feet to a point (said arc being subtended by a chord bearing of South 62 degrees 33 minutes 15 seconds East 172.86 feet) and having a radius of 190.79 feet to a rebar found, thence South 35 degrees 37 minutes 02 seconds East, a distance of 36.02 feet to a rebar found being the point of beginning, containing 2.23 acres according to that certain survey for Persaud Enterprises, Inc., dated January 11, 2001, last revised August 5, 2004, prepared by Gaskins Surveying Co. and bearing the seals of Christopher A. Evans, GRLS No. 2784 and John C. Gaskins, GRLS No. 2060.

## TRACT 2:

All that tract or parcel of land lying and being in Land Lot 789 of the 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at the intersection formed by the northerly right of way of Powder Springs Road (100 foot right of way) and the westerly right of way of Crane Drive (50 foot right of way) and running along the westerly right of way of Crane Drive 184.78 feet to a rebar found thence leaving the westerly right of way of Crane Drive running South 50 degrees 55 minutes 06 seconds West, a distance of 272.40 feet to a point on the easterly right of way of East-West Connector (right of way varies); thence running along the East-West Connector the following courses and distances: North 67 degrees 50 minutes 13 seconds West, a distance of 4.80 feet to a point; thence running along a curve an arc distance of 362.91 feet to a point (said arc being subtended by a chord bearing of North 57 degrees 55 minutes 06 seconds West 361.10 feet) and having a radius of 1,048.19 feet; thence leaving the easterly right of way of East-West Connector and running North 00 degrees 14 minute 37 seconds East, a distance of 140.17 feet to a ¾ inch crimp top pipe found on the northerly right of way of Crane Drive, said crimp top pipe being the POINT OF BEGINNING, from the point of beginning as thus established running thence North 00 degrees 14 minutes 37 seconds East, a distance of 209.85 feet to a rebar found with nail, said point being the common corner of Land Lots 789, 790, 765 and 755 said district and section; thence running south 89 degrees 53 minutes 57 seconds East, a distance of 113.68 feet to a rebar found; thence running South 00 degrees 44 minutes 09 seconds East, a distance of 210.71 feet to a ¾ inch crimp top pipe found on the northerly right of way of Crane Drive; thence running along the northerly right of way of Crane Drive North 89 degrees 29 minutes 27 seconds West, a distance of 117.28 feet to a ¾ inch crimp top pipe found and being the TRUE POINT OF

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BEGINNING, containing 0.56 acres according to that certain survey for Persaud Enterprises, Inc., dated January 11, 2001, last revised August 5, 2004, prepared by Gaskins Surveying Co. and bearing the seals of Christopher A. Evans, GRLS No. 2784 and John C. Gaskins, GRLS No. 2060.

TRACT 3:

All that tract or parcel of land lying and being in Land Lot 789 of the 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia and being more particularly described as follows:

Beginning at the intersection formed by the northerly right of way of Powder Springs Road (100 foot right of way) and the westerly right of way of East-West Connector (variable right of way) and running along the northerly right of way of Powder Springs Road South 54 degrees 57 minutes 39 seconds West, a distance of 61.33 feet to a point; thence leaving the northerly right of way of Powder Springs Road running North 33 degrees 07 minutes 12 seconds West, a distance of 188.43 feet to a point; thence running North 45 degrees 52 minutes 54 seconds East, a distance of 3.36 feet to a point, which point is located on the westerly right of way of East-West Connector; thence running along the westerly right of way of East-West Connector the following courses and distances: running along a curve an arc distance of 112.90 feet to a point (said arc being subtended by a chord bearing of South 63 degrees 09 minutes 54 seconds East 112.86 feet) and having a radius of 1259.50 feet; running along a curve an arc distance of 48.35 feet to a point (said arc being subtended by a chord bearing of South 66 degrees 50 minutes 38 seconds East 48.35 feet) and having a radius of 1259.51 feet; thence South 05 degrees 48 minutes 52 seconds East, a distance of 55.26 feet to a point which point is the Point of Beginning, containing 0.19 acres and 0.03 acres according to that certain survey for Persaud Enterprises, Inc., last revised August 5, 2004, prepared by Gaskins Surveying Co. and bearing the seals of Christopher A. Evans, GRLS No. 2784 and John C. Gaskins, GRLS No. 2060.

TRACT 4:

All that tract or parcel of land lying and being in Land Lot 839 of the 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a ½ inch rebar found on the southeasterly right of way of Powder Springs Road (right of way varies) which point is located 467.99 feet southwesterly, as measured along the southeasterly right of way line of Powder Springs Road from the intersection formed by the southeasterly right of way of Powder Springs Road and the southwesterly right of way of Anderson Farm Road if extended to form an angle; thence leaving the right of way line of Powder Springs Road South 20 degrees 18 minutes 21 seconds East, a distance of 313.29 feet to a ½ inch rebar found; thence South 42 degrees 26 minutes 17 seconds West, a distance of 289.99 feet to an ½ inch open top pipe found; thence North 15 degrees 12 minutes 59 seconds West, a distance of 383.64 to an ½ inch rebar found on the southerly right of way of Powder Springs Road; thence running along the southerly right of way of Powder Springs Road North 53 degrees 44 minutes 24 seconds East, a distance of 232.72 feet to a ½ rebar found being the point of beginning, containing 1.88 acres according to that certain survey for Persaud Enterprises, Inc., Main Street Bank and Old Republic National Title Insurance Company, dated June 22, 2004 prepared by Tru-Line Surveying Inc. and bearing the seal of W.E. Clonts, GRLS No. 2166.