

Deed Book 47260 Pg 167
Cathelene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

SPECIAL WARRANTY DEED
 (Continued)

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 140 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:
 BEGINNING at a point located at the intersection of the northerly right-of-way line of Ralph David Abernathy Boulevard (aka Gordon Street right-of-way varies) with the westerly right-of-way line of Longhorn Street (right-of-way varies) and the northeasterly right-of-way line of Muse Street (right-of-way varies), which point is designated "P.O.B." on that certain Survey referenced herein below; thence along said northeasterly right-of-way line of Muse Street, and following the curvatures thereof, the following three courses and distances: (1) North 70 degrees 14 minutes 48 seconds West, a distance of 12.71 feet to a point; (2) along the arc of a curve to the right, an arc distance of 39.36 feet to a point, said arc having a radius of 189.73 feet and being subtended by a chord bearing North 64 degrees 18 minutes 12 seconds West, a chord distance of 39.29 feet; and (3) North 58 degrees 21 minutes 35 seconds West, a distance of 27.53 feet to a point marked by an iron pin placed on said northeasterly right-of-way line of Muse Street and at the southwestern corner of property identified on the Survey as Lot 1; thence departing the northeasterly right-of-way line of said Muse Street and along the eastern boundary of the Lot 1 property aforesaid, North 00 degrees 17 minutes 42 seconds East, a distance of 130.67 feet to a crimp top found at the southwestern corner of property now or formerly owned by Gussie M. Pollard; thence along the southern boundary of said Pollard property, North 89 degrees 35 minutes 22 seconds East, a distance of 111.20 feet to an iron pin placed on the western right-of-way line of Langhorn Street aforesaid; thence along said western right-of-way line of Langhorn Street, and following the curvatures thereof, the following three courses and distances: (a) South 00 degrees 27 minutes 48 seconds West, a distance of 94.79 feet to a point; (b) along the arc of a curve to the right, an arc distance of 30.91 feet to a point, said arc having a radius of 2661.37 feet and being subtended by a chord bearing South 00 degrees 47 minutes 46 seconds West, a chord distance of 30.91 feet; (c) along the arc of a curve to the right, an arc distance of 63.28 feet to a point located at the intersection of said western right-of-way line of Langhorn Street with the northerly right-of-way line of Ralph David Abernathy Boulevard aforesaid and the northeasterly right-of-way line of Muse Street aforesaid, said arc having a radius of 42.47 feet and being subtended by a chord bearing South 43 degrees 48 minutes 49 seconds West, a chord distance of 5.58 feet, and said point being the point of BEGINNING.
 SAID TRACT OR PARCEL OF LAND being improved property known as 1369 Ralph David Abernathy Boulevard (formerly known as 1369 Gordon Street) according to the present system of numbering houses in the City of Atlanta, Georgia, and being more fully shown and delineated as 0.39 acre, or 17,001 square feet, on that certain Above the Ground As Built Survey Prepared for Obertschain Chandler, L.L.C. [und] House [sic] R Us, Inc., prepared by John W. Stanzilis, Jr., Georgia Registered Land Surveyor No. 2109 of Solar Land Surveying Company dated January 30, 2006, which Survey is hereby referred to, incorporated herein and made a part hereof by this reference.

Department of City Planning
 Office of Zoning & Development
 2-19-011
 FEB 20 2019

65 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

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Reference: 1369 Gordon Street SW Unit 2, Atlanta, GA 30310
 Servicer Loan Number: 22509

DocId:34474444, WarrantyDeed, SpecialApp, New, Job
 01/15/2019

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