

9.00 pd.  
5.00 RR

STATE OF GEORGIA  
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 23rd day of July, 1984, between LINCOLN LAKE PARK III, LTD., a Georgia limited partnership (hereinafter referred to as "Grantor"), and MURATA ERIE N.A., INC., a Georgia corporation (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

W I T N E S S E T H: THAT

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all that tract or parcel of land lying and being in Land Lot 779 of the 17th District, 2nd Section of Cobb County, Georgia, as more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

1,257.70

TOGETHER WITH all rights, members, easements, and appurtenances appertaining to the Property and all rights, title, and interest of Grantor in and to alleys, streets, and rights-of-way adjacent to or abutting the Property.

The warranty of title herein is expressly made subject to the matters described in Exhibit B, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, 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 Grantee forever in FEE SIMPLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through, or under Grantor.

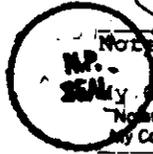
Cobb County, Georgia  
Real Estate Transfer Tax  
Paid \$ 1,257.70  
Date 7-23-84  
Jack L. Graham  
Clerk of Superior Court

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

Signed, sealed, and delivered in the presence of:

W. Clay Fisher  
Unofficial Witness

Stan A. Box  
Notary Public



My Commission Expires:  
Notary Public, Georgia, State of LA 1988  
My Commission Expires Feb. 23, 1988

[NOTARIAL SEAL]

GRANTOR:

LINCOLN LAKE PARK III, LTD.

By: Lincoln Atlanta No. 11, Ltd.,  
General Partner

By: William J. Gresham, Jr. (SEAL)  
William J. Gresham, Jr.,  
a General Partner

FILED AND RECORDED  
BOOK 3197 PAGE 220  
JUL 23 PM 4 35  
Clerk of Superior Court

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 779 of the 17th District, 2nd Section, Cobb County, Georgia, as shown on and described as follows according to that certain Survey for Murata Erie N.A., Inc., prepared by Mayes, Sudderth & Etheredge, Inc. (Billy D. Sudderth, Georgia Registered Land Surveyor No. 1361), dated December 3, 1983, last revised July 6, 1984, which certain Survey is incorporated herein by this reference and hereby made a part of this description:

**BEGINNING** at an iron pin located on the west line of Land Lot 779, located north 00 degrees 59 minutes 34 seconds west a distance of 566.01 feet from the southwest corner of Land Lot 779; from said iron pin and point of beginning thence north 00 degrees 59 minutes 34 seconds west a distance of 332.30 feet to an iron pin; thence north 50 degrees 42 minutes 28 seconds east a distance of 228.23 feet to an iron pin; thence south 39 degrees 17 minutes 32 seconds east a distance of 295.04 feet to an iron pin; thence north 78 degrees 27 minutes 04 seconds east a distance of 195.91 feet to an iron pin; thence south 36 degrees 31 minutes 59 seconds east a distance of 278.08 feet to an iron pin; thence south 59 degrees 38 minutes 14 seconds west a distance of 104.15 feet to a point; thence south 57 degrees 41 minutes 04 seconds west a distance of 104.02 feet to a point; thence south 52 degrees 08 minutes 51 seconds west a distance of 109.82 feet to an iron pin; thence south 06 degrees 04 minutes 13 seconds east a distance of 73.56 feet to an iron pin located on the northerly right of way of Lake Park Drive; thence in a westerly and northwesterly direction along the northerly and northeasterly right of way of Lake Park Drive along an arc a distance of 434.21 feet (having a chord bearing of north 76 degrees 30 minutes 53 seconds west a distance of 400.71 feet) to an iron pin; thence north 37 degrees 03 minutes 55 seconds west a distance of 114.19 feet to an iron pin, the same being the point of beginning. Said property being shown on said plat of survey as 6.863 acres of land.

EXHIBIT B

1. City, state, and county ad valorem property taxes for the current year only which are not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions of Post Villages Northwest, dated March 31, 1981, recorded in Deed Book 2334, page 11, Cobb County, Georgia Records, as amended by documents recorded in Deed Book 2398, page 283, Deed Book 2509 page 274, Deed Book 2501, page 374, Deed Book 2543, page 337, Deed Book 2549, page 507, and Deed Book 2561, page 442, aforesaid records.
3. Reservations, easements and rights reserved to Post Villages Northwest, Ltd. in Warranty Deed, dated March 31, 1981, recorded in Deed Book 2334, page 124, aforesaid records.
4. Riparian rights arising out of the lake constituting a portion of the southeasterly and southerly boundaries of the Property.
5. Reciprocal Easement Agreement between Lincoln Lake Park I, Ltd., Lincoln Lake Park II, Ltd., and Wilma Villages, Ltd., dated July 6, 1982, recorded in Deed Book 2549, page 475, aforesaid records. The interest of Lincoln Lake Park I, Ltd. to the Reciprocal Easement Agreement was transferred by Lincoln Lake Park I, Ltd. by document filed July 9, 1982 in Deed Book 2549, page 483, aforesaid records, being a Warranty Deed to Aetna Life Insurance Company.
6. Survey for Murata Erie N.A., Inc. by Mayes, Sudderth & Etheredge, Inc. (Billy D. Sudderth, Georgia Registered Land Surveyor No. 1361), dated December 3, 1983, last revised July 6, 1984, shows a 10-foot maintenance easement at edge of water created by the Declaration of Covenants, Conditions and Restrictions described herein.