Deed Book 12857 Pg 57 Filed and Recorded Jan-23-2002 10:52am 2002-0009030 Real Estate Transfer Tax \$737.50

Return to Shirley Herren Trially Title Ins. Agency 437 E. Ponce De Leon Ave. Decatur, GA 30030-1933 43635.07

Linda Carter
Clerk of Superior Court Dekalb Cty. Ga.

Please Return Recorded Document to:

Rosemarie McConnell, Esquire Troutman Sanders, LLP 600 Peachtree Street, N.E. Suite 5200, Bank of America Plaza Atlanta, Georgia 30308

STATE OF GEORGIA

Transfer Tax Due: \$737.50

COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made this 10th day of January, 2002, between PAUL GRAHAM STOVALL, JR., LAURA MARIE STOVALL, a/k/a LAURA STOVALL SMITH, and LUCY MERRELL STOVALL, a/k/a LUCY MERRELL STOVALL DEFOREST, as parties of the first part (collectively "Grantor"), and THE WALDORF SCHOOL OF ATLANTA, INC., as party of the second part ("Grantee").

WITNESSETH:

That the said 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 by Grantee at and before the execution and delivery of these presents, the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee and to its successors and assigns, all that tract or parcel of land lying and being in Land Lot 216, 15th District, DeKalb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

TOGETHER WITH all and singular rights, members and appurtenances in and to the above-described property in anywise appertaining or belonging.

This conveyance and the warranties contained herein are expressly made subject only to those items set forth on Exhibit "B" attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the above-described 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 behoove of the said Grantee, their heirs, administrators, successors and assigns, forever, in FEE SIMPLE.

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AND THE SAID GRANTOR, for their heirs, administrators, successors and assigns will warrant and forever defend the right and title to the above-described property unto the said Grantee, its heirs, administrators, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has set hereunto set their hands and seals as of the day and year first above written.

	"SELLER"
Signed, sealed and delivered in the	PAUL GRAHAM STOVALL, JR. (SEAL)
presence of: Osemanie Helonie	eo
Unofficial Witness Zalevovalo	1
Notary Public V EDWARDS	
My Communication Empires:	
Dekalt County, Georgia Complesion Expires March 7, 2003	
nominate the	LAURA MARIE STOVALL, a/k/a
Signed, sealed and delivered in the	LAURA MARIE STOVALL, a/k/a (SEAL)
presence of:	LAURA STOVALL SMITH.
Unofficial Witness Edward	elp
of Theren & Edward	
Notary Public PowARDS	
Dakalb County, Georgia	
General Sairy Explore March 7, 2003	1
Signed, sealed and	Lighterall area Lucy MENGLIS torail
delivered in the	LUCY MERRELL STOVALL, a/k/a
presence of:	LUCY MERRELL STOVALL DEFOREST,
Unofficial Witness Soluzial	
Notary Public	
My Contevenon Expanses	
. Troidly Fublic	

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EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 215 of the 15th District, DeKalb County, Georgia, being more particularly described as follows:

BEGINNING at a stake on the southeast side of Seminary Drive (formerly known as Kirk Road) which point is located on the Land Lot line between Land Lots 215 and 216 of the 15th District of DeKalb County, Georgia, said point being 400 feet west from the corner of Flat Shoals Road and said Seminary Drive (formerly Kirk Road) and running thence southwesterly along the south side of Kirk Road now Seminary Drive, as aforesaid, 251.65 feet to an iron stake; thence southerly and parallel to said land lot line between Land Lots 215 and 216 of said District, 947.7 feet; thence in an easterly direction 239.5 feet to an iron stake; thence in a northerly direction along said land lot line between Land Lots 215 and 216 1026.5 feet to the point of beginning, said tract containing 5.43 acres of land, more or less.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 215 of the 15th District, DeKalb County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin located on the southeast side of Kirk Road (formerly Seminary Drive) 157.15 feet southwest of the intersection of the southeast side of Kirk Road and the east line of Land Lot 215, and running thence southwest along the southeast side of Kirk Road 94.5 feet to an iron pin; running thence south 4 degrees 30 minutes east with an interior angle with last mentioned line of 107 degrees 49 minutes 240 feet to an iron pin; running thence northeast 90 feet to an iron pin; running thence northwest with an interior angle of 90 degrees with the last mentioned line 268.9 feet to an iron pin located on the southeast side of Kirk Road and the point of beginning.

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 215 of the 15th District, DeKalb County, Georgia, being more particularly described as follows:

BEGINNING at a point located at the intersection of the southeasterly right of way line of Kirk Road (formerly known as Seminary Drive, having a 50 foot right of way), said point being located 400.00 feet southwesterly from the intersection of the westerly right of way line of South Columbia Drive (formerly known as Flat Shoals Road) with the southeasterly right of way line of Kirk Road; thence leaving said right of way line and running south 03 degrees 00 minutes 00 seconds west, a distance of 1,023.06 feet to a 1/2 inch rebar found; thence running north 87 degrees 00 minutes 36 seconds west, a distance of 238.83 feet to a point; thence running north 02 degrees 56 minutes 18 seconds east, a distance of 707.70 feet to a point; thence running south 86 degrees 51 minutes 28 seconds east, a distance of 90.00 feet to a point; thence running north 03 degrees 00 minutes 20 seconds east, a distance of 267.56 feet to a 1/2 inch rebar found on the southeasterly right of way line of Kirk Road; thence running north 75 degrees 11 minutes 14 seconds east, along said right of way line, a distance of 157.10 feet to a point; said point being the Point of Beginning; said tract containing 4.886 acres as shown on Survey for The Waldorf School of Atlanta Inc., Fidelity National Title Insurance Company and the Rudolf Steiner Foundation, Inc., made by Advance Survey, Inc., bearing the seal of Christopher M. Shannon, G.R.L.S. No. 2475, dated March 13, 2001 and last revised January 7, 2002.

TOGETHER WITH:

ALL THAT TRACT or parcel of land lying and being in Land Lot 216 of the 16th District, DeKalb County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEINNING, commence at a point located at the intersection of the southeasterly right of way line of Kirk Road (formerly known as Seminary Drive, having a 50 foot right of way), said point being located 400 feet southwesterly from the intersection of the westerly right of way line of South Columbia Drive (formerly known as Flat Shoals Road) with the southeasterly right of way line of Kirk Road; thence leaving said right of way line and running south 03 degrees 00 minutes 00 seconds west, a distance of 424.54 feet to a point; thence south 74 degrees 18 minutes 03 seconds west, a distance of 3.15 feet; thence south 74 degrees 18 minutes 04 seconds west, a distance of 68.17 feet to a point and THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence north 74 degrees 25 minutes 08 seconds east, a distance of 124.06 feet to a point; thence south 32 degrees 23 minutes 06 seconds east, a distance of 209.27 feet to a 1/2 inch rebar found on the northern right of way line of Conway Road; thence along the northern right of way line of Conway Road and following the curvature thereof along the arc of a curve to the left, an arc distance of 64.99 feet, said arc being subtended by a chord bearing south 49 degrees 55 minutes 17 seconds west, a chord distance of 64.90 feet to a 1/2 inch rebar found; thence north 44 degrees 29 minutes 32 seconds west, a distance of 259.60 feet to a point and THE TRUE POINT OF BEGINNING; said tract containing .477 acres according to that certain survey prepared for The

WALDORF COMPOSITE