

**FIRST AMERICAN TITLE INSURANCE COMPANY  
LIMITED CERTIFICATE OF TITLE**  
**CLIENT NO. 880353-18**  
**REH FILE No. H300A.340.R1**  
**EFFECTIVE DATE: JANUARY 5, 2018**  
**REVISED DATE: FEBRUARY 14, 2018**

**LIENS-OBJECTIONS- EXCEPTIONS**

- ITEMS No. 1 through No. 5 and No. 16 through No. 22 INTENTIONALLY OMITTED
- TERMS AND CONDITIONS OF THE LAND AND BUILDING LEASE AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN DSS KRYSAL CONYERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND THE KRYSAL COMPANY, A TENNESSEE CORPORATION, DATED AS OF OCTOBER 5, 2012, FILED OCTOBER 11, 2012 AND RECORDED IN DEED BOOK 5243, PAGE 157, AFORESAID RECORDS.
  - RIGHT-OF-WAY EASEMENT FROM MRS. MAMIE ROACH TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY, DATED MAY 8, 1946, FILED AUGUST 27, 1947 AND RECORDED IN DEED BOOK Z, PAGE 257, AFORESAID RECORDS.
  - EASEMENT CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM MRS. MAMIE MERRITT ROACH, ET AL TO ROCKDALE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED MAY 14, 1957 AND RECORDED MAY 15, 1957 IN DEED BOOK 36, PAGE 16, AFORESAID RECORDS.
  - RIGHT OF WAY DEED FROM MAMIE MERRITT ROACH TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED AUGUST 9, 1952 AND RECORDED SEPTEMBER 25, 1952 IN DEED BOOK 45, PAGE 398, AFORESAID RECORDS.
  - EASEMENT FROM GAS, INC. TO GEORGIA POWER COMPANY, DATED DECEMBER 30, 1964 AND RECORDED JANUARY 21, 1965 IN DEED BOOK 54, PAGE 519, AFORESAID RECORDS.
  - EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM L.M. MCDOWELL TO ROCKDALE COUNTY, GEORGIA, DATED JUNE 23, 1964 AND RECORDED AUGUST 3, 1965 IN DEED BOOK 57, PAGE 390, AFORESAID RECORDS.
  - COVENANTS AND RESERVATION OF EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM AUTOTRONIC SYSTEMS, INC. TO THE KRYSAL COMPANY, A TENNESSEE CORPORATION, DATED MARCH 21, 1977, FILED APRIL 5, 1977 AND RECORDED IN DEED BOOK 168, PAGE 934, AFORESAID RECORDS.
  - EASEMENT FROM THE KRYSAL COMPANY TO GEORGIA POWER COMPANY, DATED MAY 13, 1977 AND RECORDED IN DEED BOOK 170, PAGE 340, AFORESAID RECORDS.
  - COVENANTS AND RESERVATION OF EASEMENTS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED BETWEEN THE KRYSAL COMPANY, A TENNESSEE CORPORATION, SUCCESSOR BY MERGER TO KRYSAL REAL ESTATE CO., II AND STAR ENTERPRISE, A NEW YORK GENERAL PARTNERSHIP, DATED MAY 1, 1996, FILED MAY 2, 1996 AND RECORDED IN DEED BOOK 1232, PAGE 273, AFORESAID RECORDS; AS RE-FILED MAY 6, 1996 AND RE-RECORDED IN DEED BOOK 1233, PAGE 171, AFORESAID RECORDS.
  - EASEMENTS AND RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT WHERE DESIGNATED BY THE DOT) PURSUANT TO THAT CERTAIN RIGHT OF WAY DEED FROM THE KRYSAL CO. TO THE DEPARTMENT OF TRANSPORTATION, DATED MAY 7, 1997, FILED MAY 22, 1997 AND RECORDED IN DEED BOOK 1363, PAGE 78, AFORESAID RECORDS.

**VESTING DEED**

ADDRESS: 1447 HWY 138, CONYERS, ROCKDALE COUNTY, GEORGIA 30013

REAL PROPERTY IN THE CITY OF CONYERS, COUNTY OF ROCKDALE, STATE OF GEORGIA, DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 298 OF THE 16TH DISTRICT OF ROCKDALE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED 211.78 FEET SOUTHWESTERLY ALONG THE NORTHWEST RIGHT-OF-WAY OF GEORGIA HIGHWAY #138 FROM THE NORTHWESTERLY RIGHT-OF-WAY INTERSECTION OF GEORGIA HIGHWAY #138 AND PECKS CHAPEL ROAD; THENCE SOUTHWESTERLY ALONG THE RIGHT-OF-WAY CURVATURE OF GEORGIA HIGHWAY #138 20.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 43 DEGREES 29 MINUTES 30 SECONDS WEST ALONG THE RIGHT-OF-WAY OF GEORGIA HIGHWAY #138, 141.79 FEET TO AN IRON PIN; THENCE NORTH 44 DEGREES 57 MINUTES 00 SECONDS WEST 190.00 FEET TO AN IRON PIN; THENCE NORTH 39 DEGREES 16 MINUTES 50 SECONDS EAST 338.65 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF PECKS CHAPEL ROAD; THENCE SOUTH 54 DEGREES 34 MINUTES 10 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF PECKS CHAPEL ROAD 98.51 FEET TO AN IRON PIN; THENCE SOUTH 44 DEGREES 17 MINUTES 35 SECONDS WEST 195.02 FEET TO AN IRON PIN; THENCE SOUTH 48 DEGREES 32 MINUTES 30 SECONDS EAST 120.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY #138 AND THE POINT OF BEGINNING, ALL AS SHOWN BY PLAT OF SURVEY FOR THE KRYSAL COMPANY PREPARED BY CONSTRUCTION ENGINEERING ASSOCIATES, DATED DECEMBER 20, 1977.

LESS AND EXCEPT ALL THAT CERTAIN TRACT OR PARCEL OF LAND, DEPICTED AS TRACT TWO, CONTAINING 0.382 ACRES, CONVEYED IN THAT CERTAIN LIMITED WARRANTY DEED, FROM THE KRYSAL COMPANY, TO STAR ENTERPRISES, RECORDED IN DEED BOOK 1232, PAGE 273, RECORDS OF ROCKDALE COUNTY, GEORGIA, AS RECORDED IN DEED BOOK 1233, PAGE 171, AFORESAID RECORDS.

**REFERENCES**

- LIMITED WARRANTY DEED RECORDED IN BOOK 5243, PAGE 150, ROCKDALE COUNTY SUPERIOR COURT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND HAVE NOT BEEN INDICATED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL UTILITIES BEFORE ANY EXCAVATION WORK IS BEGUN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO PROTECT AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**ATWELL**  
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 MARIETTA, GA 30067  
 LSFF 001218

LOCATED IN	LAND LOT 298
	16TH DISTRICT
	ROCKDALE COUNTY, GEORGIA

CLIENT	THE KRYSAL COMPANY ALTA/NSPS LAND TITLE SURVEY OF KRYSAL RESTAURANT 1447 GA-138 CONYERS, GEORGIA
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DATE: JANUARY 8, 2018

**SURVEYOR'S CERTIFICATION**

TO: \_\_\_\_\_ ; AND \_\_\_\_\_ TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b-1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED INITIALLY DURING THE MONTHS OF OCTOBER AND NOVEMBER OF 2014 AND AGAIN DURING THE MONTHS OF DECEMBER OF 2016 AND JANUARY OF 2018.



CLYDE R. ELDRIDGE, RLS DATE  
 GEORGIA REGISTERED LAND SURVEYOR  
 REGISTRATION NUMBER 2659

REVISIONS

SCALE 0 10 20  
 1" = 20 FEET

DR. MGB | CH. CRE  
 P.M. C. ELDRIDGE  
 BOOK ---  
 JOB 17003658  
 SHEET NO.  
**2 OF 2**