

Municipal Clerk
Atlanta, Georgia

12-0-0968

AN ORDINANCE
BY: ZONING COMMITTEE

U-12-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

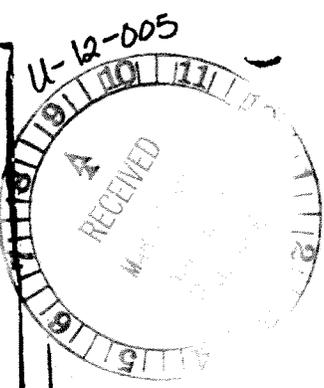
SECTION 1. Under the provisions of Section 16-11.005(1) (c)) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for **outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas or outdoor areas for religious ceremonies of 90 days or more duration** is hereby granted. Said use is granted to **VERONICA ELDER** and is to be located at **2428 LAKEWOOD AVENUE, S.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 70, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-1



AFTER RECORDING RETURN TO:
RICHARD N. JENNISON & ASSOCIATES
P O BOX 28781-AMF
ATLANTA, GA 30388

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$25.00
Date 03/08/12
JAMES NICKS
Clerk, Superior Court
By: [Signature] Deputy Clerk

WARRANTY DEED

Doc# 200813730 R# 000000001
GEORGIA, FULTON COUNTY
Filed and Recorded
03/08/12 06:38A
JAMES NICKS
Clerk, Superior Ct

STATE OF GEORGIA
COUNTY OF CLAYTON

This indenture made this 1st day of March, in the year One Thousand Nine Hundred Ninety-Six, between W. ALLEN OGLESBY, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and KENNETH LEWIS 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 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the making 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,

ALL that tract or parcel of land lying and being in Land Lot 78 of the 14th District of Fulton County, Georgia, being Lots 6, 7 and 10, LaFayette Park Subdivision, as per plat recorded in Plat Book 10, page 142, Fulton County records, which plat is hereby referred to and made a part of this description; being improved property known as Nos. 2444 and 2428 Lakewood Avenue, according to the present system of numbering houses in Adams, Fulton County, Georgia.

LESS AND EXCEPT that portion of Lot 8 said to Mrs. Helen Katherine Quelp by deed dated 1/30/48, recorded in Deed Book 2578, page 189, Fulton County records and being more particularly described as follows:

ALL that tract or parcel of land lying and being in Land Lot 78 of the 14th District of Fulton County, Georgia, being a small triangular portion of the southwest corner of Lot Number six (6) of LaFayette Park Subdivision, more particularly described as follows:

BEGINNING on the northeast side of Peole Road at the point Four Hundred and Thirty-five (435) feet southeast from the southeast corner of Lakewood Avenue and Peole Road; running thence southeast along the northeast side of Peole Road Twenty (20) feet; thence north forty (40) feet to a point; thence running southwest to the point of beginning.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereto, in 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 whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:
[Signature]
Witness

[Signature] (Seal)
W. ALLEN OGLESBY

[Signature]
Notary Public, Fulton County, Georgia
My Commission Expires: 12/7/08

_____ (Seal)

_____ (Seal)



BK 20760 PG 80