

# TRIUMPH RESEARCH SPECIALISTS

## Title Search Report

Buyer/Borrower: **ADAMS, CHARLES C.**  
**123 MAIN STREET**

**ATLANTA**

Jurisdiction Searched: **Fulton County, Georgia**

Division Searched: **SUPERIOR COURT**

Order #: **6334077 WO**

Report to Client Via: **Email** [jsmith@sampletest.com](mailto:jsmith@sampletest.com)

**PERTINENT PAGES**

Special Instructions

**TITLE SEARCH-30 YEARS OR FROM DEVELOPER FORWARD**

Search Results **See attached Title Report**

### TRIUMPH RESEARCH SPECIALISTS

Remit To: **Triumph Research Specialists**

**250 Langley Drive, Suite 1304**  
**Lawrenceville GA 30045**  
**Phone: (770) 338-1533 Fax: (770) 338-5541**

This address  
for  
remittance  
ONLY!



Services	115.00
Copies	5.00
Stat/Zone Fee	0.00
<b>Total</b>	<b>120.00</b>

Results To: **JOHN SMITH**  
**Sample, Test & Example Law Firm**

Invoice Date: **02/20/2007**  
Invoice # **2005-00034**



# Triumph Research Specialists, Inc.

108 McConnell Drive

Phone:(770) 338-1533

Lawrenceville, GA 30045

Fax: (770) 338-5541

Attention: JOHN SMITH

Sample, Test & Example Law Firm

Report Date: 02/20/2007

jsmith@sampletest.com

Client Order # 6334077 WO

**Borrower: ADAMS, CHARLES C.**

**Subject Property Address 123 MAIN STREET**

**ATLANTA**

**GA**

Parcel / Map # 14-0025-3654-124-9

Effective Date: 01/15/2005

County: Fulton County, Georgia

## **TITLE REPORT**

### **TITLE SEARCH-30 YEARS OR FROM DEVELOPER FORWARD**

This is an examination of the public records of the county in which the property described herein at exhibit "A" is located, and based thereon, as property indexed, record title is found to be vested in this current owner: :

**SMITH, JOHN K.**

**@ 32062/145**

**RTV obtained title by virtue of Warranty Deed**

**dated 05/08/1998 , filed 5/10/98**

Additional chain of title information may be attached as Exhibit "1".

If this is NOT a full title exam, please note that this property was searched for a limited time period per your instructions. Prior liens and encumbrances may exist which were incurred by prior owners of subject property. This report does not constitute a Title Commitment.

This report is issued subject to exceptions numbered 1 through 15 herein set forth.

## **GENERAL EXCEPTIONS**

1. All tax questions.
2. All questions of survey.
3. All questions of estate/probate matters.
4. All questions of computer entries, including variations of data entry procedures.
5. All notations and recitals on recorded plat.
6. All corporate matters.
7. All rights of third parties to access and maintain utilities as they may exist on subject property.
8. Suits for which no Lis Pendens was filed.

# Triumph Research Specialists, Inc.

## Title Search Report

### SPECIFIC EXCEPTIONS

- 9 Security Deed @ 32062/146 @ H  
Instrument Dated: 05/08/1998 Filed: 05/10/1998  
Lender: BANK OF AMERICA  
Borrower: SMITH, JOHN K.  
Amount: \$158,000.00 Matures: 04/01/2028
- 10 Assignment @ 32062/159 @ I  
Instrument Dated: 05/08/1998 Filed: 05/10/1998  
Assignment from: BANK OF AMERICA  
Assignment to: FLEET MORTGAGE COMPANY
- 11 Security Deed @ 40296/278 @ J  
Instrument Dated: 11/10/2004 Filed: 11/12/2004  
Lender: CIRCLE FUNDING LP  
Borrower: SMITH, JOHN K.  
Amount: \$32,000.00 Matures: 11/01/2014
- 12 Restrictive Covenants @ 18659/187 @ K  
Instrument Dated: 07/01/1978 Filed: 07/15/1978  
IS A PUD
- 13 Easement @ 19222/102 @ L  
Instrument Dated: 08/05/1978 Filed: 08/06/1978  
Easement from: XYZ DEVELOPERS  
Easement to: GEORGIA POWER COMPANY
- 14 Tax Report - see @ M
- 15 Plat Report - see @ N

**ATTACHMENT "1"  
CHAIN OF TITLE INFORMATION**

Grantee/New owner: SMITH, JOHN K.  
Grantor/Prior owner: JONES, MARY P.  
Obtained title by virtue of Warranty Deed @ 32062/145 @ A  
Instrument dated: 05/08/1998 Instrument filed: 5/10/98

Grantee/New owner: JONES, MARY P.  
Grantor/Prior owner: JOHNSON, ALICIA  
Obtained title by virtue of Executor's Deed @ 28841/35 @ B  
Instrument dated: 07/31/1994 Instrument filed: 8/16/94

Grantee/New owner: JOHNSON, ALICIA  
Grantor/Prior owner: JOHNSON, WILLIAM  
Obtained title by virtue of Quit Claim Deed @ 24899/311 @ C  
Instrument dated: 02/23/1990 Instrument filed: 2/24/90

Grantee/New owner: JOHNSON, WILLIAM  
Grantor/Prior owner: MULLEN, KAREN  
Obtained title by virtue of Warranty Deed @ 22774/184 @ D  
Instrument dated: 06/08/1982 Instrument filed: 6/12/82

Grantee/New owner: MULLEN, KAREN  
Grantor/Prior owner: ABC BUILDERS, INC.  
Obtained title by virtue of Warranty Deed @ 17358/64 @ E  
Instrument dated: 09/12/1977 Instrument filed: 9/13/77

Grantee/New owner: ABC BUILDERS, INC.  
Grantor/Prior owner: XYZ DEVELOPERS LLC  
Obtained title by virtue of Warranty Deed @ 17011/185 @ F  
Instrument dated: 01/02/1977 Instrument filed: 1/4/77

Grantee/New owner: XYZ DEVELOPERS LLC  
Grantor/Prior owner: FARMER, JOHN & LISA  
Obtained title by virtue of Warranty Deed @ 16548/324 @ G  
Instrument dated: 04/17/1975 Instrument filed: 4/20/75

**Triumph Research Specialists, Inc.**

**TAX REPORT**

Subject Property: **123 MAIN STREET**  
Map / Parcel #: **14-0025-3654-124-9**  
Taxpayer Name: **SMITH, JOHN K.**

**COUNTY PROPERTY TAXES**

Taxes in the Amount Of: \$1,488.10    Are Due On                    02/15/2005  
Fulton County, Georgia                    Bill #:            74553  
NO PRIOR YEARS ARE OUTSTANDING  
PROPERTY IS INSIDE CITY LIMITS AND SUBJECT TO CITY TAXES

**CITY TAX INFORMATION**

Taxes in the amount of    \$988.50            Were Paid On                    12/31/2004  
Bill number: 142223

**ASSESSMENT INFORMATION**

Land Value @ 100%:                    \$38,500.00  
Structure Value @ 100%:                \$248,300.00  
Misc Value @ 100%:                    \$0.00  
Total Assessed Value @ 100%: \$286,800.00

***Triumph Research Specialists, Inc.***

**PLAT REPORT**

Subject Property: **123 MAIN STREET**  
Map / Parcel #: **14-0025-3654-124-9**  
Taxpayer Name: **SMITH, JOHN K.**  
Order Number: **6334077 WO**

**Subdivision Name:** SUNNY ACRES

**GMD (if any):**

**Land Lot:** 75

**District:** 14

**Section of District:**

**Lot Number:** 18

**Block:** B

**Unit:** TWO

**Phase:**

**Section of Subdivision:**

**Building:**

**Acres:**

**Plat Book & Page:** 147/52

**Plat dated:** 03/15/1978

**Plat filed:** 04/08/1978

**Plat Shows:** 20' Front BL

**Plat Shows:** 30' Rear BL

**Plat Shows:** 25' DE

**Plat Shows:**

**Plat Shows:**