

TRIUMPH RESEARCH SPECIALISTS

Title Search Report

Buyer/Borrower: JOHNSON, EDWARD
123 MAIN STREET

ATLANTA

Jurisdiction Searched: **Fulton County, Georgia**

Division Searched: SUPERIOR COURT

Order #: **555-112233**

Report to Client Via: Email jsmith@sampletest.com

PERTINENT PAGES

Special Instructions

TITLE SEARCH-30 YEARS OR FROM DEVELOPER FORWARD

Search Results **See attached Title Report**

TERMS: NET PAYMENT WITHIN 30 DAYS

Remit To: **TRIUMPH RESEARCH SPECIALISTS**
368 WEST PIKE STREET, SUITE 104
LAWRENCEVILLE, GA 30045
Phone: (770) 338-1533 Fax: (770) 338-5541



Services	130.00
Copies	22.00
Stat/Zone Fee	0.00
Total	152.00

Results To: **JOHN SMITH**
SAMPLE, TEST & EXAMPLE LAW FIRM

Invoice Date: **02/01/2011**
Invoice # **2011-01510**



Triumph Research Specialists, Inc.

368 West Pike St., Suite 104 Phone:(770) 338-1533

Lawrenceville, GA 30045 Fax: (770) 338-5541

Attention: JOHN SMITH

SAMPLE, TEST & EXAMPLE LAW FIRM

Report Date: 02/01/2011

jsmith@sampletest.com

Client Order # 555-112233

Borrower: JOHNSON, EDWARD

Subject Property Address 123 MAIN STREET

ATLANTA

GA

Parcel / Map # 12-3456-789-10

Effective Date: 01/20/2011

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: :

JOHNSON, EDWARD

@ 42130/123

RTV obtained title by virtue of Warranty Deed

dated 04/01/2009 , filed 04/05/2009

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 14 herein set forth.

GENERAL EXCEPTIONS

1. Property Tax information is provided as a courtesy only. Triumph is dependent upon the Tax Office to provide accurate information and it cannot be independently verified. Contact the county directly for up to date payoff amounts
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 @ 42130/124 @ G
Instrument Dated: 04/01/2009 Filed: 04/05/2009
Lender: BANK OF AMERICA NA
Borrower: JOHNSON, EDWARD
Amount: \$225,000.00 Matures: 05/01/2039
- 10 Deed to Secure Debt @ 42130/138 @ H
Instrument Dated: 04/01/2009 Filed: 04/05/2009
Lender: MERS, FOR FULTON FEDERAL SAVINGS & LOAN
Borrower: JOHNSON, EDWARD
Amount: \$50,000.00 Matures: 05/01/2029
- 11 Restrictive Covenants - IS A PUD @ 28844/124 @ I
Instrument Dated: 06/22/1996 Filed: 06/30/1996
- 12 Easement @ 29547/321 @ J
Instrument Dated: 11/04/1996 Filed: 11/05/1996
Easement to: GEORGIA POWER COMPANY
Easement from: METRO DEVELOPERS
- 13 Tax Report - see @ K
- 14 Plat Report - see @ L

THE FOLLOWING INDEXES WERE SEARCHED FOR THE APPROPRIATE STATUTORY PERIOD FOR THE PARTIES IN THE CHAIN OF TITLE:

UCC FIXTURE FILINGS - 5 YEARS
FEDERAL TAX LIENS - 10 YEARS
STATE TAX LIENS - 7 YEARS
FIFA(MEMO OF JUDGMENT)-7 YEARS
MECHANICS LIEN - 5 YEARS
LIS PENDENS - 7 YEARS
JUDGMENTS (Civil Suits)-7 YEARS
PENDING SUITS (Civil Suits)-7 YEARS
MISC LIENS - 7 YEARS
COUNTY TAX LIENS - 7 YEARS

EXPLANATORY NOTES:

Triumph Research Specialists, Inc.

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

Grantee/New owner: JOHNSON, EDWARD
Grantor/Prior owner: SHORT, GARY
Obtained title by virtue of Warranty Deed @ 42130/123 @ A
Instrument dated: 04/01/2009 Instrument filed: 04/05/2009

Grantee/New owner: SHORT, GARY
Grantor/Prior owner: EAIRHEART, MICHAEL
Obtained title by virtue of Warranty Deed @ 38899/255 @ B
Instrument dated: 06/22/2007 Instrument filed: 06/23/2007

Grantee/New owner: EAIRHEART, MICHAEL
Grantor/Prior owner: EAIRHEART, ELIZABETH & MICHAEL
Obtained title by virtue of Quit Claim Deed @ 35518/322 @ C
Instrument dated: 09/15/2005 Instrument filed: 09/15/2005

Grantee/New owner: EAIRHEART, ELIZABETH & MICHAEL
Grantor/Prior owner: ATLANTA HOME BUILDERS, LLC
Obtained title by virtue of Warranty Deed @ 30998/658 @ D
Instrument dated: 07/23/2000 Instrument filed: 07/31/2000

Grantee/New owner: ATLANTA HOME BUILDERS, LLC
Grantor/Prior owner: METRO DEVELOPERS INC.
Obtained title by virtue of Warranty Deed @ 30177/411 @ E
Instrument dated: 11/25/1998 Instrument filed: 11/30/1998

Grantee/New owner: METRO DEVELOPERS INC.
Grantor/Prior owner: SMITH, THOMAS & JANE
Obtained title by virtue of Warranty Deed @ 25576/291 @ F
Instrument dated: 08/16/1995 Instrument filed: 08/19/1995

Triumph Research Specialists, Inc.

TAX REPORT

Subject Property: **123 MAIN STREET**
Map / Parcel #: **12-3456-789-10**
Taxpayer Name: **JOHNSON, EDWARD**

COUNTY PROPERTY TAXES

Taxes in the Amount Of: \$2,130.00 Were Paid On 11/15/2010 TAX YEAR 2010
Fulton County, Georgia Bill #: 254152
NO PRIOR YEARS ARE OUTSTANDING

PROPERTY IS INSIDE CITY LIMITS AND SUBJECT TO CITY TAXES

CITY TAX INFORMATION

Taxes in the amount of \$1,477.00 Are Due On 02/15/2011
Bill number: 10-789 TAX YEAR 2010

ASSESSMENT INFORMATION

Land Value @ 100%: \$60,000.00
Structure Value @ 100%: \$270,000.00
Misc Value @ 100%: \$0.00
Total Assessed Value @ 100%: \$330,000.00

Triumph Research Specialists, Inc.

PLAT REPORT

Subject Property: **123 MAIN STREET**
Map / Parcel #: **12-3456-789-10**
Taxpayer Name: **JOHNSON, EDWARD**
Order Number: **555-112233**

Subdivision Name: SHADY ACRES

GMD (if any):

Land Lot: 858

District: 2

Section of District: 1

Lot Number: 65

Block: C

Unit:

Phase: FOUR

Section of Subdivision:

Building:

Acres:

Plat Book & Page: 240/105

Plat dated: 01/18/1996

Plat filed: 02/20/1996

Plat Shows: 30' Front BL

Plat Shows: 20' Rear BL

Plat Shows: 20' DE

Plat Shows:

Plat Shows: