

E

AFTER RECORDING, RETURN TO:  
THE LAW OFFICE OF SAM MAGUIRE  
4840 ROSWELL RD., E-400  
ATLANTA, GA 30342  
(404) 257-8885  
FILE NO: 0113920

SAM F. MAGUIRE, JR.  
THE LAW OFFICES OF SAM F. MAGUIRE  
4840 ROSWELL ROAD, BLDG. E, STE. 400  
ATLANTA, GA 30342  
404/257-8885 FACSIMILE 404/257-9771

*J.C. Stephenson*  
J.C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.

**QUITCLAIM DEED**

STATE OF GEORGIA  
COUNTY OF FULTON

THIS INDENTURE, made this 22nd day of August, in the year two thousand one, between

**SOUTHTRUST BANK, N.A.**  
N/K/A  
**SOUTHTRUST BANK**

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**GIPSON/EAST-WEST, LLC**

, 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 dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee,

FOR LEGAL DESCRIPTION OF PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO

THE PURPOSE OF THIS QUITCLAIM DEED IS TO RELEASE THAT NOTICE OF INTEREST, EXECUTED BY SOUTHTRUST BANK, N.A. DATED JANUARY 14, 1999, FILED JANUARY 19, 1999, RECORDED AT DEED BOOK 12108, PAGE 182, COBB COUNTY, GEORGIA RECORDS.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

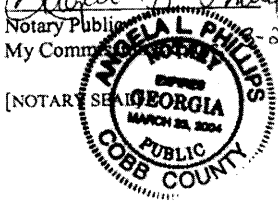
SOUTHTRUST BANK, N.A. N/K/A  
SOUTHTRUST BANK

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Unofficial Witness

BY: *[Signature]* (SEAL)  
PRINT NAME: William D. Fitch, Jr.  
TITLE: Group Vice President

*Angela R. Phillips*  
Notary Public  
My Commission Expires 2-23-04



16

**EXHIBIT A**

***Legal Description***

ALL THAT TRACT or parcel of land lying and being in Land Lots 924, 925, 926 and 927 of the 19th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at a concrete monument found at the mitred intersection of the easterly right-of-way line of Floyd Road (a variable right-of-way) and the southerly right-of-way line of the East-West Connector Road (a 180 foot right-of-way) and run thence along the southerly right-of-way line of the East-West Connector Road the following courses and distances: north 60 degrees 43 minutes 28 seconds east a distance of 346.88 feet to a concrete monument found; thence along a curve to the right along the arc of a 1,055.92 foot radius curve an arc distance of 738.97 feet to an iron pin set, said arc being subtended by a chord lying to the northwest thereof and having a bearing of north 80 degrees 16 minutes 54 seconds east a chord distance of 723.98 feet; thence along a curve to the right along the arc of a 1,055.92 foot radius curve an arc distance of 55.01 feet to a concrete monument found, said arc being subtended by a chord having a bearing of south 78 degrees 10 minutes 37 seconds east a chord distance of 55.01 feet; thence south 76 degrees 44 minutes 03 seconds east a distance of 546.36 feet to an iron pin set and the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING continue along the southerly right-of-way line of the East-West Connector Road, south 76 degrees 44 minutes 03 seconds east a distance of 34.19 feet to a concrete monument found; thence continuing along said southerly right-of-way line along the arc of a 5,819.58 foot radius curve an arc distance of 888.47 feet, said arc being subtended by a chord lying to the north thereof and having a bearing of south 80 degrees 59 minutes 11 seconds east and a chord distance of 887.60 feet; thence leaving the East-West Connector Road southerly right-of-way, south 01 degree 09 minutes 25 seconds west a distance of 264.55 feet to an iron pin set; thence north 85 degrees 11 minutes 14 seconds west for a distance of 35 feet to an iron pin set; thence south 18 degrees 57 minutes 12 seconds west for a distance of 532.84 feet to an iron pin found; thence north 88 degrees 50 minutes 35 seconds west for a distance of 724.45 feet to an iron pin set; thence north 01 degree 45 minutes 54 seconds east for a distance of 898.21 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Said tract containing 15.961 acres more or less and being more particularly shown on Survey for Gipson/East-West, L.L.C., *et al*, dated November 10, 1998, last revised January 13, 1999, by Mayes, Sudderth and Etheredge, Inc., George T. White, Georgia Registered Land Surveyor No. 1929.

Together with all right, title and interest as contained in Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Trust, Jacoby/Lindbergh Properties II, L.L.C., Austell Shops Associates, L.L.C., and Gipson/East-West, L.L.C., dated as of January 14, 1999, recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_, Cobb County, Georgia Records.