

A RESOLUTION

182-98

NO. 182-98

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED TO J. T. KNIGHT, INC., FOR PART OF RIGHT-OF-WAY OF UNOPENED 7TH AVENUE AND TO APPROVE AND ACCEPT PAYMENT OF ONE HALF THE NET PROCEEDS FROM THE SALE OF ADJOINING "COMMONS LAND" AS SHOWN IN THE ATTACHED PLAT FROM NORFOLK SOUTHERN CORPORATION.

WHEREAS, J. T. Knight, Inc., has agreed to purchase from Norfolk Southern Corporation for a gross sales price of \$97,000.00, Part of Block 52 of the Commons, being all of Lots 2, 3, 6, 13 and 16 and Part of Lots 1, 4, 5, 7, 8, 9, 10, 11, 12, 14 and 15 of said Block 52, as shown in the attached plat dated September 16, 1996, made by Moon, Meeks, Mason & Vinson, Inc., civil engineers; and

WHEREAS, that part of 7th Avenue right-of-way to be included as part of this transaction has never been opened or used as a public street; and

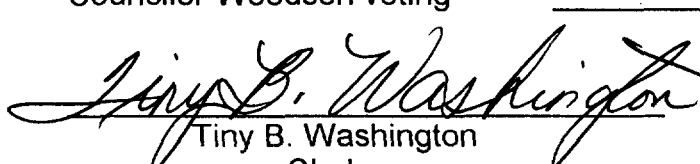
WHEREAS, the City will receive one half the net proceeds from the disposition of above mentioned "Commons" property and unopened right-of-way; and

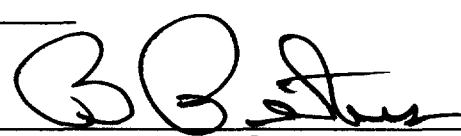
WHEREAS, the quitclaim deed prepared by John D. Cartledge, Attorney for the Buyer, will be approved as to content and form by the City Attorney and will be delivered to the Buyer upon receipt of one-half the net proceeds from closing agent, Posey, Moye & Cartledge, LLP, as determined from the closing statement of said transaction.

NOW, THEREFORE, BE IT RESOLVED that Columbus, Georgia, a consolidated City-County Government, execute and deliver by and through its proper and duly authorized representatives a quitclaim deed conveyance to J. T. Knight, Inc., as grantee therein, for that part of the unopened right-of-way of 7th Avenue and all of Lots 2, 3, 6, 13 and 16, and Part of Lots 1, 4, 5, 7, 8, 9, 10, 11, 12, 14 and 15 of said Block 52, as shown on that certain map or plat dated September 16, 1996, made by Moon, Meeks, Mason & Vinson, Inc., civil engineers, after said deed has been approved by the City Attorney and upon receipt of one half of the net proceeds from the \$97,000.00 sale of said property by Norfolk Southern Corporation to J. T. Knight, Inc., as shown on the closing statement of said transaction.

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Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 14th day of April, 1998, and adopted at said meeting by the affirmative vote of nine members of said Council.

- Councilor Allen voting YES
- Councilor Chester voting YES
- Councilor Henderson voting YES
- Councilor McClung voting YES
- Councilor McDaniel voting YES
- Councilor Poydasheff voting YES
- Councilor Rodgers voting ABSENT
- Councilor Suber voting YES
- Councilor Turner voting YES
- Councilor Woodson voting YES

  
Tiny B. Washington  
Clerk

  
Bobby G. Peters  
Mayor

Columbus Consolidated Government  
Council Meeting

Agenda Report # 650

**TO:** Mayor and Councilors

**SUBJECT:** Approve the transfer of surplus right-of way to J. T. Knight Inc., as part of sale of "commons land".

**INITIATED BY:** City Managers Office

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**Recommendation:** Approve the attached resolution to execute a quitclaim deed to J. T. Knight Inc., for part of the right-of way of unopened 7th Avenue as described in the resolution and to accept payment of one half the net proceeds from the sale of the adjoining "commons land" by Norfolk Southern Corporation..

**Background:** This action is taken at the request of J. T. Knight Inc., who has agreed to purchase part of Block 52 of the Commons from Norfolk Southern Corporation for a gross sales price of \$97,000.

**Analysis:** The part of 7th Avenue right-of- way to be included as part of this transaction has never been opened or used as a public street. The City has carefully reviewed the request from J. T. Knight Inc., and has determined the part of unopened 7th Avenue as described is not needed by the City.

**Financial Considerations:** The City will receive \$48,451.50 which is one half the net proceeds from the sale of the adjoining "commons land".

**Legal Considerations:** The City may quitclaim any rights it may have in property not needed for public purposes.

**Recommendations/Actions:** Approve the attached resolution to execute a quitclaim deed to J. T. Knight Inc., for part of the right-of way of unopened 7th Avenue as described in the resolution and to accept payment of one half the net proceeds from the sale of the adjoining "commons land" by Norfolk Southern Corporation.

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**A. SETTLEMENT STATEMENT**

**U.S. Department of Housing and Urban Development**

OMB No. 2502-0265

|                                 |  |  |                |                                  |
|---------------------------------|--|--|----------------|----------------------------------|
| <b>B. Type of Loan</b>          |  |  |                |                                  |
| 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> FmHA       | 3. <input type="checkbox"/> Conv. Unins. | 6. File Number | 7. Loan Number                   |
| 4. <input type="checkbox"/> VA  | 5. <input type="checkbox"/> Conv. Ins. |  | 9804-04B       | 8. Mortgage Insurance Case No. # |

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (P.O.C.) were paid outside the closing; they are shown here for information purposes and are not included in the totals.

|   |   |  |
|---|---|--|
| <b>D. Name and Address of Borrower</b><br>J. T. KNIGHT, INC.<br><br>P. O. Box 1259<br>Columbus, Georgia 31902 | <b>E. Name and Address of Seller</b><br>NORFOLK SOUTHERN RAILWAY COMPANY<br><br>110 Franklin Road, SE<br>Roanoke, Virginia 24042-0028 | <b>F. Name and Address of Lender</b><br><br><br> |
|---|---|--|

|   |  |
|---|--|
| <b>G. Property Location</b><br><br>Lots 2,3,6,13&16 & Pt. Lots 1, 4,5,7,8,9,10,11,12, 14&15, Block 52, Commons, + Pt.R/W Unopened 7th Avenue, Columbus, Georgia | <b>H. Settlement Agent</b><br>POSEY, MOYE & CARTLEDGE, LLP<br>Place of Settlement<br>#18 Ninth Street<br>Columbus, Georgia 31902 |
|---|--|

|  |  |
|--|--|
| <b>J. SUMMARY OF BORROWER'S TRANSACTION:</b> | <b>K. SUMMARY OF SELLER'S TRANSACTION:</b> |
|--|--|

|  |                  |  |                  |
|--|------------------|--|------------------|
| <b>100. Gross Amount Due From Borrower</b>             |                  | <b>400. Gross Amount Due To Seller</b>                 |                  |
| 101. Contract sales price                              | 97,000.00        | 401. Contract sales price                              | 97,000.00        |
| 102. Personal property                                 |                  | 402. Personal property                                 |                  |
| 103. Settlement charges to borrower (line 1400)        | 1,310.00         | 403.   |                  |
| 104.   |                  | 404.   |                  |
| 105.   |                  | 405.   |                  |
| <b>Adjustments for items paid by seller in advance</b> |                  | <b>Adjustments for items paid by seller in advance</b> |                  |
| 106. City/town taxes                                   | to               | 406. City/town taxes                                   | to               |
| 107. County taxes                                      | to               | 407. County taxes                                      | to               |
| 108. Assessments                                       | to               | 408. Assessments                                       | to               |
| 109.   |                  | 409.   |                  |
| 110.   |                  | 410.   |                  |
| 111.   |                  | 411.   |                  |
| 112.   |                  | 412.   |                  |
| <b>113. GROSS AMOUNT DUE FROM BORROWER</b>             | <b>98,310.00</b> | <b>420. GROSS AMOUNT DUE TO SELLER</b>                 | <b>97,000.00</b> |
| <b>114. Amounts Paid By or In Behalf of Borrower</b>   |                  | <b>500. Reductions in Amount Due To Seller</b>         |                  |
| 115. Deposit or earnest money                          | 9,700.00         | 501. Excess Deposit (see instructions)                 | 9,700.00         |
| 202. Principal amount of new loan(s)                   |                  | 502. Settlement charges to seller (line 1400)          | 97.00            |
| 203. Existing loan(s) taken subject to                 |                  | 503. Existing loan(s) taken subject to                 |                  |
| 204.   |                  | 504. Payoff of first mortgage loan                     |                  |
| 205.   |                  | 505. Payoff of second mortgage loan                    |                  |
| 206.   |                  | 506.   |                  |
| 207.   |                  | 507. 1/2 net proceeds Cols, GA                         | 48,451.50        |
| 208.   |                  | 508.   |                  |
| 209.   |                  | 509.   |                  |
| <b>Adjustments for items unpaid by seller</b>          |                  | <b>Adjustments for items unpaid by seller</b>          |                  |
| 210. City/town taxes                                   | to               | 510. City/town taxes                                   | to               |
| 211. County taxes                                      | to               | 511. County taxes                                      | to               |
| 212. Assessments                                       | to               | 512. Assessments                                       | to               |
| 213.   |                  | 513.   |                  |
| 214.   |                  | 514.   |                  |
| 215.   |                  | 515.   |                  |
| 216.   |                  | 516.   |                  |
| 217.   |                  | 517.   |                  |
| 218.   |                  | 518.   |                  |
| 219.   |                  | 519.   |                  |
| <b>116. TOTAL PAID BY/FOR BORROWER</b>                 | <b>9,700.00</b>  | <b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>          | <b>58,248.50</b> |
| <b>117. Cash At Settlement From or To Borrower</b>     |                  | <b>600. Cash At Settlement To or From Seller</b>       |                  |
| 118. Gross amount due from borrower (line 120)         | 98,310.00        | 601. Gross amount due to seller (line 420)             | 97,000.00        |
| 302. Less amounts paid by/for borrower (line 220)      | 9,700.00         | 602. Less reduction amount due seller (line 520)       | 58,248.50        |
| <b>303. CASH FROM BORROWER</b>                         | <b>88,610.00</b> | <b>603. CASH TO SELLER</b>                             | <b>38,751.50</b> |

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required by law to provide your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: \_\_\_\_\_ SELLER SIGNATURE: \_\_\_\_\_

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
**SETTLEMENT STATEMENT**

PAGE 2

| <b>L. SETTLEMENT CHARGES:</b>  |   | FILE NO. #: 9804-04B | PAID FROM<br>BORROWER'S<br>FUNDS AT<br>SETTLEMENT | PAID FROM<br>SELLER'S<br>FUNDS AT<br>SETTLEMENT |
|--|---|----------------------|---|---|
| 700. TOTAL SALES/BROKER'S COMMISSION based on price \$                         | @ =                                       |                      |   |   |
| Division of commission (line 700) as follows:                                  |   |                      |   |   |
| 701. \$  | to  |                      |   |   |
| 702. \$  | to  |                      |   |   |
| 703. Commission paid at Settlement   |   |                      |   |   |
| 704.   |   |                      |   |   |
| <b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>                              |   |                      |   |   |
| 801. Loan Origination Fee  | %   |                      |   |   |
| 802. Loan Discount   | %   |                      |   |   |
| 803. Appraisal Fee   | to  |                      |   |   |
| 804. Credit Report   | to  |                      |   |   |
| 805. Lender's Inspection Fee   | to  |                      |   |   |
| 806. Mortgage Application Fee  | to  |                      |   |   |
| 807. Assumption Fee  | to  |                      |   |   |
| 808.   |   |                      |   |   |
| 809.   |   |                      |   |   |
| 810.   |   |                      |   |   |
| 811.   |   |                      |   |   |
| <b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>                     |   |                      |   |   |
| 901. Interest from   | to @ \$ /day                              |                      |   |   |
| 902. Mortgage Insurance Premium for  | to  |                      |   |   |
| 903. Hazard Insurance Premium for  | yrs to                                    |                      |   |   |
| 904.   |   |                      |   |   |
| 905.   |   |                      |   |   |
| <b>1000. RESERVES DEPOSITED WITH LENDER FOR</b>                                |   |                      |   |   |
| 1001. Hazard Insurance   | mo.@ \$ /mo.                              |                      |   |   |
| 1002. Mortgage Insurance   | mo.@ \$ /mo.                              |                      |   |   |
| 1003. City Property Taxes  | mo.@ \$ /mo.                              |                      |   |   |
| 1004. County Property Taxes  | mo.@ \$ /mo.                              |                      |   |   |
| 1005. Annual Assessments   | mo.@ \$ /mo.                              |                      |   |   |
| 1006.  | mo.@ \$ /mo.                              |                      |   |   |
| 1007.  | mo.@ \$ /mo.                              |                      |   |   |
| 1008.  | mo.@ \$ /mo.                              |                      |   |   |
| <b>1100. TITLE CHARGES</b>   |   |                      |   |   |
| 1101. Settlement or closing fee  | to  |                      |   |   |
| 1102. Abstract or title search   | to  |                      |   |   |
| 1103. Title examination  | to POSEY, MOYE & CARTLEDGE                |                      | 970.00  |   |
| 1104. Title insurance binder   | to  |                      |   |   |
| 1105. Document Preparation   | to  |                      |   |   |
| 1106. Notary Fees  | to  |                      |   |   |
| 1107. Attorney's fees  | to  |                      |   |   |
| (includes above items No: )  |   |                      |   |   |
| 1108. Title Insurance  | to ATGF                                   |                      | 316.00  |   |
| (includes above items No: )  |   |                      |   |   |
| 1109. Lender's coverage \$   | ----                                      |                      |   |   |
| 1110. Owner's coverage \$  | 97,000.00 ---- 316.00                     |                      |   |   |
| 1111.  |   |                      |   |   |
| 1112.  |   |                      |   |   |
| 1113.  |   |                      |   |   |
| <b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>                         |   |                      |   |   |
| 1201. Recording Fees:  | Deed \$ 16.00 ; Mortgage \$ ; Releases \$ |                      | 16.00   |   |
| 1202. City/county tax/stamps:  | Deed \$ ; Mortgage \$                     |                      |   |   |
| 1203. State Tax/stamps:  | Deed \$ 97.00 ; Mortgage \$               |                      |   | 97.00   |
| 1204.  |   |                      |   |   |
| 1205. Recording survey   |   |                      | 8.00  |   |
| <b>1300. ADDITIONAL SETTLEMENT CHARGES</b>                                     |   |                      |   |   |
| 1301. Survey   | to POC by Buyer                           |                      | .00   |   |
| 1302. Pest Inspection  | to  |                      |   |   |
| 1303.  |   |                      |   |   |
| 1304.  |   |                      |   |   |
| <b>TOTAL SETTLEMENT CHARGES</b> (enter on lines 103 and 502, Sections J and K) |   |                      | <b>1,310.00</b>                                   | <b>97.00</b>                                    |

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

J. T. KNIGHT, INC. Buyer/Borrower NORFOLK SOUTHERN RAILWAY Seller

Buyer/Borrower COMPANY Seller

POSEY, MOYE & CARTLEDGE, LLP Settlement Agent April 16th, 1998 Date

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY OTHER SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS, SEE: TITLE 18 U.S. CODE, SECTION 1001 AND SECTION 1010.

Res. No. 182-98

THIS DOCUMENT TO BE  
RETURNED TO

JOHN D. CARTLEDGE  
P. O. Box 566  
#18 9th Street  
Columbus, GA 31901

## QUITCLAIM DEED

GEORGIA, MUSCOGEE COUNTY.

THIS INDENTURE, made and entered into by and between COLUMBUS, GEORGIA, a consolidated city-county government under the laws of the State of Georgia, J. T. KNIGHT, INC., a corporation organized and existing under the laws of the State of Georgia, with its principal office and place of business being in the State of Georgia and County of Muscogee, hereinafter designated as the Grantee:

WITNESSETH: That, Grantor for and in consideration of the sum of \$1.00 to it in hand paid by the Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has released, remised and forever quitclaimed, and by these presents does release, remise, quitclaim and convey unto the said Grantee, its successors and assigns, all of its right, title and interest in and to the following described real estate, to-wit:

All those lots, tracts and parcels of land situate, lying and being in the State of Georgia, County of Muscogee and City of Columbus, and being known and designated as ALL OF LOTS NUMBERED TWO (2), THREE (3), SIX (6), THIRTEEN (13) AND SIXTEEN (16), and PART OF LOTS NUMBERED ONE (1), FOUR (4), FIVE (5), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), FOURTEEN (14) AND FIFTEEN (15), in BLOCK NUMBERED FIFTY-TWO (52) of the COMMONS, plus PART OF RIGHT-OF-WAY OF UNOPENED 7TH AVENUE, that lies north of and adjacent to Lots 12, 13, and 16 of said Block 52 of said Commons, as shown on a map or plat dated September 16, 1996, made by Moon, Meeks, Mason & Vinson, Inc., Civil Engineers, and being recorded in Plat Book 136, Folio 10, in the office of the Clerk of the Superior Court of Muscogee County, Georgia, being more particularly described, to-wit: BEGINNING at an iron stake located at the southwestern corner of the intersection of 6th Avenue and 6th Street and running thence north 89 degrees 56 minutes 09 seconds east, along the southern line of 6th Street, 190.54 feet to another iron stake; thence running south 01 degree 03 minutes 35 seconds east, through Lots 1, 4, 5, 8, 9 and 12 of said Block 52 of the Commons, 417.12 feet to another iron stake; thence running south 89 degrees 26 minutes 12 seconds east, 12.18 feet to another iron stake; thence running south 12 degrees 19 minutes 03 seconds east, 10.22 feet to another iron stake; thence running south 83 degrees 16 minutes 50 seconds east, 129.5 feet to another iron stake located in the right-of-way of unopened 7th Avenue; thence running south 00 degree 31 minutes 37 seconds west, 147.66 feet to another iron stake located on the northern line of 5th Street; thence running south 89 degrees 47 minutes 41 seconds west, along the northern line of 5th Street, 228.77 feet to a curled spike; and thence running north 00 degrees 08 minutes 32 seconds west, through Lots 15, 14, 11, 10 and 7 of said Block 52 of the Commons, 364.68 feet to another iron stake; thence running south 89 degrees 38 minutes 21 seconds west, 110.18 feet to another iron stake located on the eastern line of 6th Avenue; thence running north 00 degrees 00 minutes 00 seconds east, along the eastern line of 6th Avenue, 226.58 feet to the beginning iron of the tract or parcel of land herein conveyed. Located thereon are improvements with addresses known as #602 6th Street and #625 & #627 5th Street, according to the present numbering of structures in Columbus, Georgia.

That portion of unopened 7th Avenue herein conveyed was declared by proper resolution of the Council of the Consolidated Government of Columbus, Georgia, at a regular authorized meeting held on April 14, 1998, as no longer needed as a public street and as surplus property.

This conveyance is also executed for the purpose of acknowledging the receipt of one-half (1/2) of the \$96,903.00 net proceeds or \$48,451.50 from that certain sale of the herein conveyed property by Norfolk Southern Railway Company to J. T. Knight, Inc., and a copy of said HUD-1 closing statement is hereto attached and made a part hereof.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed and delivered on its behalf by its proper officers, under its corporate seal, this the 16<sup>th</sup> day of April, 1998.

COLUMBUS, GEORGIA

By: *Osborne B. Steen* (L.S.)  
Mayor

Attest: *Jerry B. Washington* (L.S.)  
Clerk of Council

Signed, sealed, attested and delivered in the presence of the undersigned on this the 16<sup>th</sup> day of April, 1998.

*Glenn A. Cooney*  
*Jandra Pulver*  
Notary Public, Muscogee County, Georgia

My Commission Expires: MY COMMISSION EXPIRES JULY 15, 2000

**EXECUTION AUTHORIZED**

By Resolution No. 182-98

*Jerry B. Washington*  
Clerk of Council

13962

MOORE

Moore® SPEEDSET® MCP® - Patented 3037

PT-61 (Rev. 10/92)

REAL ESTATE TRANSFER TAX DECLARATION

(PLEASE TYPE OR PRINT)

|   |                           |  |   |  |                                     |        |        |
|---|---------------------------|--|---|--|-------------------------------------|--------|--------|
| <b>SECTION A - SELLER'S INFORMATION</b>   |                           |  |   | <b>SECTION E - TAX COMPUTATION</b>   |                                     |        |        |
| 1. NAME<br>Columbus, Georgia  |                           |  |   | 1. Actual value of consideration received by seller<br>(Fill out below only when actual value is not known)  |                                     |        |        |
| 2. MAILING ADDRESS (STREET & NUMBER)<br>P. O. Box 1340                              |                           |  |   | 1a. Estimated fair market value of Real and<br>Personal property conveyed  |                                     |        |        |
| 3. CITY, STATE, ZIP CODE<br>Columbus, GA 31993                                      |                           |  | 4. DATE OF SALE<br>4/16 /98   | 2. Fair market value of Personal property only<br>conveyed   |                                     | EXEMPT |        |
| <b>SECTION B - BUYER'S INFORMATION</b>  |                           |  |   | 3. Amount of Liens and Encumbrances not<br>removed by transfer   |                                     |        |        |
| 1. NAME<br>J. T. Knight, Inc.   |                           |  |   | 4. Net Taxable Value (1 or 1a minus 2 minus 3)   |                                     |        |        |
| 2. MAILING ADDRESS FOR TAX NOTICES, BILLS, ETC. (STREET & NUMBER)<br>P. O. Box 1259 |                           |  |   | 5. TAX DUE at 10¢ per \$100 or fraction thereof<br>(Minimum \$1.00)  |                                     |        |        |
| 3. CITY, STATE, ZIP CODE<br>Columbus, GA 31902                                      |                           |  | 4. INTENDED USE<br>[ ] [ ] [X] [ ]<br>R A C I   | SECTION F - CERTIFICATIONS   |                                     |        |        |
| <b>SECTION C - PROPERTY INFORMATION</b>   |                           |  |   | SELLER: I hereby certify that all the items of information entered on this transfer form PT-61 are true<br>and correct to the best of my knowledge and belief.<br>Columbus, Georgia<br>Signature By: <u>Carole C. Fay, Asst. City Atty</u> 4/16/98<br>(Seller or Authorized Agent) (Date)  |                                     |        |        |
| 1. LOCATION (STREET, ROUTE, HWY., ETC.)   |                           |  | 2. COUNTY<br>Muscogee   | BUYER: I hereby certify that all information on this form is true and correct to the best of my<br>knowledge and belief. I acknowledge that if the above property is taxable and is subdivided or improved<br>during the year of this transfer, that I must return it for taxation the following year, but if there are no<br>changes and I do not elect to file a return, I will be deemed to have returned the property at the same<br>valuation as was finally determined for the year of this transfer. I further acknowledge that this form<br>does not relieve me of the responsibility of filing a return for personal property or of applying for<br>homestead or other exemptions.<br>J. T. Knight Inc.<br>Signature By: <u>James N. Ottobry, Jr. Esq. Atty</u> 4/16/98<br>(Buyer or Authorized Agent) (Date) |                                     |        |        |
| 3. CITY (IF APPLICABLE)<br>Columbus   |                           | 4. MAP & PARCEL NUMBER<br>020-008-001 & Part of<br>020-008-003 |   |  |                                     |        |        |
| 5. ACRES<br>Lots 2, 3, 6, 13  | 6. DISTRICT<br>& 16 & Pt. | 7. LAND LOT<br>Lots 1, 4, 5, 7,                                | 8. SUB LOT & BLOCK<br>8, 9, 10, 11, 12, 14 & 15, Blk 52, Commons<br>plus part of right of way of unopened 7th<br>Avenue |  |                                     |        |        |
| <b>SECTION D - RECORDING INFORMATION</b>  |                           |  |   | CLERK OF COURT: I hereby certify that the recording information in Section D is correct and that the<br>tax due in Section E5 is computed correctly based upon the information supplied in Section E by the<br>seller or authorized agent.   |                                     |        |        |
| 1. DATE   | 2. DEED BOOK              | PAGE   | 3. PLAT BOOK  | PAGE   | Signature _____                     |        | (Date) |
|   |                           |  |   |  | (Clerk or Deputy of Superior Court) |        |        |

REVENUE COPY

POSEY, MOYE & CARTLEDGE, LLP  
ATTORNEYS AT LAW  
TRUST ACCOUNT  
P.O. BOX 566 HERITAGE TOWER  
COLUMBUS, GA 31902 ID 58-1502060

COLUMBUS BANK AND  
TRUST COMPANY  
COLUMBUS, GA 31902  
64-60/611

74103

4-16-98

\$48,451.50

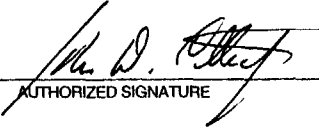
PAY

DATE

AMOUNT

TO THE  
ORDER OF COLUMBUS, GEORGIA

FORTY-EIGHT THOUSAND, FOUR HUNDRED FIFTY-ONE AND 50/100-----DO

  
AUTHORIZED SIGNATURE

⑈074103⑈ ⑆061100606⑆ ⑈17 82 061⑈

Ⓜ SECURITY FEATURES INCLUDED. DETAILS ON BACK. Ⓜ

POSEY, MOYE & CARTLEDGE, LLP

74103

NORFOLK SOUTHERN RAILWAY COMPANY TO J. T. KNIGHT, INC  
1/2 NET PROCEEDS