City Council
Atlanta, Georgia

03-O-0428

AN ORDINANCE U-03-04A
BY: ZONING COMMITTEE 2-11-03

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

SECTION 1. Under the provisions of Section 16-06.005(1)(b) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Day Care Center** is hereby approved. Said use is granted to **Robert N. Dumas** and is to be located at **567 Hamilton E. Holmes Drive, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **207** of the **14th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF FULTON

This Indenture made this **31st** day of **May**, in the year **2001**, between **KENYA D. PALMER DUMAS and ROBERT N. DUMAS**, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **ROBERT DUMAS and KENYA DUMAS**, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H 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 sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 207 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 29, BLOCK 11, OF THE L.J. HOOD SUBDIVISION, AS PER PLAT BOOK 14, PAGE 75, FULTON COUNTY RECORDS, TO WHICH REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 567 HAMILTON HOLMES DRIVE, (F/K/A HIGHTOWER ROAD), N.W., ATLANTA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SEVEN HUNDRED SIXTY-FIVE (765) FEET SOUTH OF WILSON AVENUE, ON THE NORTHEASTERLY SIDE OF HIGHTOWER ROAD, AT THE NORTHWEST CORNER OF LOT 28, PLAT AFORESAID RUNNING THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY SIDE OF HIGHTOWER ROAD SIX HUNDRED FIFTEEN (615) FEET TO A STAKE; THENCE EAST FOUR HUNDRED FORTY (440) FEET FOLLOWING THE SOUTH SIDE OF A SERIES OF LOTS; RUNNING THENCE SOUTH WITH THE WEST SIDE OF A SERIES OF LOTS, THREE HUNDRED NINETY (390) FEET TO THE NORTHEAST CORNER OF LOT 28; RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHEAST SIDE OF SAID LOT 28, TWO HUNDRED AND SEVEN-TENTHS (200.7) FEET TO HIGHTOWER ROAD AT THE POINT OF BEGINNING; BEING THE SAME PROPERTY CONVEYED TO C.L. EVANS BY L.J. HOOD BY DEED DATED JUNE 23, 1933, AND RECORDED IN DEED BOOK 1498, PAGE 13, FULTON COUNTY RECORDS, BEING IMPROVED PROPERTY KNOWN AS NO. 567 HIGHTOWER ROAD, N.W., ACCORDING TO THE PRESENT SYSTEM OF NUMBERING OF HOUSES IN THE CITY OF ATLANTA.

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THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 whomsoever.

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

Signed, sealed and delivered in the presence of:

_____ (Seal)
KENYA D. PALMER DUMAS

Witness

_____ (Seal)
ROBERT N. DUMAS

Notary Public

My commission expires:

_____ (Seal)

D. WESLEY JOHNSON
MY COMMISSION EXPIRES
DEC 20 2002
FULTON COUNTY, GEORGIA
NOTARY PUBLIC