

Affidavit SAMUEL L. NUCKLES

STATE OF GEORGIA  
COUNTY OF FULTON

Re: Property of 728 BUSH STREET  
Deed Book ~~39797~~ Page 25  
Fulton County Records

The undersigned Deponent, being duly sworn, deposes and says on oath that he is Samuel L. Nuckles, son of Samuel D. Nuckles, deceased; that Deponent is related to said decedent as a son; that said decedent died intestate, a resident of the City of Roswell, County of Fulton, State of Georgia, that said decedent was married to Myrtle Nuckles affiant's mother. That affiant Samuel L. Nuckles was the only child born of this union.

That Affiant has been familiar over a period of 40 years with a parcel of land now owned by Pleasant Hill Missionary Baptist Church of Roswell, Georgia. However due to a break in the chain of title, the conveyance records reflect that an undivided interest of the rear of 728 Bush Street remains in the name of affiant's deceased father, namely Samuel D. Nuckles who died intestate. The Parcel of land was intended to be transferred from Samuel D. Nuckles to affiant, Samuel L. Nuckles but was not entered properly in the conveyance of Fulton or Cobb County Georgia. The land that was intended to be conveyed to Samuel L. Nuckles and is described as follows:

**"BACK PORTION OF 728 BUSH STREET"**

**ALL THAT TRACT OR PARCEL** of land lying and being in Land Lot 414 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, City of Roswell, Georgia, and being more particularly described as follows:

**TO FIND THE POINT OF BEGINNING**, commence at the point of intersection of the westerly right of way line of Bush Street (20 foot right of way), and the northerly right of way line of Pleasant Avenue (30 foot right of way); thence along the westerly right of way line of Bush Street North 06 degrees 11 minutes 48 seconds East a distance of 150.00 feet to an iron pin; thence leaving said westerly right of way line of Bush Street and proceed North 81 degrees 14 minutes 11 seconds West a distance of 80.00 feet to a point and **THE POINT OF BEGINNING**.

**FROM THE POINT OF BEGINNING THUS ESTABLISHED**, thence proceed North 81 degrees 14 minutes 11 seconds West a distance of 56.94 feet to an iron pin; thence North 00 degrees 49 minutes 12 seconds West a distance of 34.30 feet to an iron pin; thence North 88 degrees 23 minutes 32 seconds East a distance of 62.53 feet to a point; thence South 07 degrees 18 minutes 24 seconds West a distance of 45.09 feet to a point and **THE POINT OF BEGINNING**: said property being shown as a 0.05 Acre (2,355 square feet) tract of land on a survey prepared for Pleasant Hill Baptist Church, prepared by Registered Land Surveyors, Inc., certified by Claude S. Brown, Georgia

*S.L.N.*

Registered Land Surveyor No. 2420, dated February 23, 2009, which certain survey is incorporated herein by this reference and made a part hereof.


That Affiant knows that his deceased father intended to convey the above described property located at the rear of 728 Bush Street to him and that the Affiant and the deceased occupied, possessed and owned said property during their lifetime and that no other person or persons have occupied or claimed any part of said property adversely to said owners which could under any circumstances be or constitute a cloud on the title.

The Affidavit is made for the purpose of clarifying the title to the property described herein as shown on the Records in the Office of the Clerk of the Superior Court of Fulton County, and the Records in the Office of the Clerk of the Superior Court of Cobb County, Georgia to reflect that said property has been transferred in fee simple to Pleasant Hill Missionary Baptist Church, Inc., of Roswell, Georgia.

Affiant's attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heirs herein named.

  
Samuel L. Nuckles

Sworn to and subscribed before  
me this 3<sup>rd</sup> day of June 2009

  
NOTARY PUBLIC

