

GEORGIA, FULTON COUNTY:

My name is MRS. JEAN AKINS and I live at 2583 Ashford Road, N.E., Atlanta, Georgia. I had been the owner of the house and property at 1153 Third Street, N.W. since 1962 when my mother gave me said property. For the last five years I had been renting this house to Mrs. Georgia Jackson. I charged her rent of \$50.00 per month and she had always paid her rent on time more or less. In February of 1969 Mr. Tolbert, a Housing Code Inspector, found that certain conditions existing in and around this house at 1153 Third Street, N.W. were violations of the Housing Code of the City of Atlanta. Apparently notice of these violations was sent to me by certified mail at my old address on Euclid Avenue from which I had just recently moved. Apparently this written notice was not forwarded to my new address, i.e., the house in which I now live.

In March of 1969 a Mr. Latham contacted me and informed me that the house at 1153 Third Street was in violation of the Housing Code, that he was to replace Mr. Tolbert as the Housing Code Inspector on the case. Mr. Latham advised me that he estimated the cost of repairs to be from \$1000.00 to \$1500.00. I told Mr. Latham that I would rather sell the house than put this much money on repairs. Mr. Latham then told me he knew of two or three people that he thought might buy the house but that they probably would not give me much money for it. Mr. Latham said that he would contact these people, that they would come out and look at the house and then call me. Several days later a Mr. R.D. Pattillo called me on the telephone and offered me \$800.00 for the property. I asked him if he would give me \$1000.00 but he said it wasn't worth it.

On April 15, 1969 Mr. Pattillo and Mr. Latham came to my house to close the deal. Mr. Pattillo offered me \$800.00 and told me that there would be no closing costs, no pro-rating of taxes, or any expenses on my part whatsoever. Mr. Latham said he would handle the closing because he was a notary public.

Mr. Pattillo gave me a check for \$800.00 and I gave him a deed to the property which I had signed but he had prepared. I did not see the name of the grantee on the deed. I deposited his check in my bank account shortly thereafter and to the best of my knowledge it was a good check, i.e., it was properly credited to my account and still is.

As far as I was concerned I thought I was selling that house at 1153 Third Street, N.W. to Mr. Pattillo and no one else. At that time I believed, as I do now, that I sold that house to Mr. Pattillo for much less than the house and property were worth.

Mrs. Jean Akins
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Sworn to and subscribed before me
this 15 day of May, 1969.

Betty N. Leeper
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires May 17, 1970

Notary Public, Georgia, State at Large
My Commission Expires May 17, 1970