

## EXHIBIT 'A'

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 786, 5<sup>th</sup> District, 1<sup>st</sup> Section, Lumpkin County, Georgia, consisting of 4.51 Acres, more or less, and being more particularly set out as follows:

FROM A ROCK PILE marking the original Northwest Land Lot corner of Land Lot 786, thence South 01 Degrees, 57 Minutes, West 119.78 Feet, along the original Western Boundary of Land Lot 786 to the POINT OF BEGINNING; thence South 64 Degrees, 22 Minutes, 30 Seconds, East 121.52 Feet; thence South 53 Degrees, 47 Minutes, 30 Seconds East, 114.87 Feet; thence North 49 Degrees, 03 Minutes East, 223.62 Feet; thence South 45 Degrees, 14 Minutes East, 188.80 Feet; thence South 17 Degrees, 43 Minutes East, 30.59 Feet; thence South 22 Degrees, 55 Minutes, 30 Seconds East, 112.00 Feet; thence South 61 Degrees, 14 Minutes East, 41.43 Feet; thence South 47 Degrees, 14 Minutes, 30 Seconds West 250.39 Feet; thence North 87 Degrees, 45 Minutes, 07 Seconds West, 425.05 Feet; thence along and with the original Western Land Lot Line of Land Lot 786, North 01 Degrees, 57 Minutes East, 412.52 feet, to the POINT OF BEGINNING.

THIS BEING ALL that tract of land conveyed from David and Pamela Morrison to Daryle Smallwood and David Coker, by Warranty Deed, dated June 13, 1985, and recorded in Deed Book B-5, Page 217, Lumpkin County Records, less and except the Southeastern One Half, which has been previously conveyed by Warranty Deed to Samuel and Frankie Cook, dated October 13, 1987, and recorded in Deed Book Z-6, pages 01-02, Lumpkin County Records.

ALSO CONVEYED HEREIN, are those easement rights, which were conveyed to Daryle Smallwood and David Coker, under the Warranty Deed from David and Pamela Morrison, recorded in Deed Book B-5, Page 217, and this conveyance is made subject to the easement rights, set out or reserved, under said deed. The Grantors specifically warrant to the Grantees, their heirs, successors and assigns, a non-exclusive, perpetual easement for Ingress/Egress and the installation of all necessary utilities, 40 Feet in width or 20 Feet from either side of the center line of the existing road, to the Mill Creek Church County Road. Reference is made to that certain Warranty Deed, from Williams Brothers Lumber company to David and Pamela Morrison recorded in Deed Book O-14, Pages 433-434, which sets out said easement rights and reservations, in more detail.

THIS CONVEYANCE IS ALSO made, subject to the rights of the Upper Chattahooche River Soil Conservation District, under a certain easement, recorded in Deed Book K-2, Page 59. And is also made, subject to the restrictive covenants, set out in the said deed from Williams Brothers, Lumber Company, to David and Pamela Morrison, as hereinabove set out, and each of the above set out deeds are, by such reference, incorporated herein.