

Exhibit A
LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situate, lying and being in the town of Garden City, Chatham County, Georgia and being known upon a plat made by Barrett Land Surveying, Inc., filed for record in the Office of the Clerk of Superior Court in plat Record Book 3P, Folio 167, as a portion of Lot 10, Happy Discovery Subdivision. The aforesaid property is further described as follows: Beginning at the intersection of the Eastern right-way line of Oglesby Avenue and the Southern right-of-way line of U.S. Highway 21 and proceeding thence S. $51^{\circ}16'$ E a distance of one hundred fifty-five and sixty-three hundredths feet (155.63') along the southern right-of-way line of U.S. Highway 21 to a concrete marker which is the point of beginning. Proceeding thence S $51^{\circ}16'$ E along the Southern right of way line of U.S. Highway 21 a distance of one hundred five feet (105') to a concrete marker; turning and proceeding thence S $48^{\circ}39'50''$ W a distance of seventy-nine and sixty-two hundredths feet (79.62') to a concrete marker; turning and proceeding thence N $51^{\circ}16''$ W a distance of one hundred five feet (105') to an iron pipe; turning and proceeding thence N $48^{\circ}39'50''$ E a distance of seventy-nine and sixty-two hundredths feet to the point of beginning. The aforesaid property is bounded North by U.S. Highway 21 formerly known as the Old Augusta Road; East by part of the remaining portion of Lot 10, Happy Discovery S/D belonging now or formerly to Frank Lovett; South by part of the remaining portion of Lot 10, said subdivision, known as parcel "A" of said Lot 10; and West by Lot 2 of a subdivision of Lot 11 Happy Discovery S/D. The property herein described is a portion of the property conveyed to Otis Collins by assent to devise dated 2-21-63 and recorded in Chatham County Records book 82R, Folio 261.

Together with all improvements thereon commonly known as **4809 Augusta Rd., Garden City, GA 31408.**

PARID: 60013 03017.

Subject, however, to all valid easements, rights-of-ways, and restrictions of record.