

EXHIBIT "A"

File No.: W-09875B-21-MT

All that tract or parcel of land lying and being in Land Lot 142 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, containing 0.6464 acres according to a plat of survey for James R. Brown by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc. (Miles H. Hannon, Georgia Registered Land Surveyor No. 1528) dated March 30, 1995, and more particularly described according to said plat as follows:

To locate the point of beginning, begin at the point of intersection of the centerline of Stone Mountain Street with the centerline of Gwinnett Drive, and run thence Northeast along the centerline of Stone Mountain Street 293.82 feet to a point; run thence North 50 degrees 03 minutes 21 seconds West 30.98 feet to a point marked by a 1/2 inch r-bar found on the Northwest right of way line of Stone Mountain Street (based on a 60-foot right of way), which is the true place or point of beginning, from said beginning point, run thence North 50 degrees 03 minutes 21 seconds West 184.08 feet to a point marked by a one-inch pipe found, run thence North 28 degrees 26 minutes 00 seconds East 167.84 feet to a point marked by a one-inch pipe found; run thence along the line of property formerly owned by Mary Alice Martin South 44 degrees 44 minutes 49 seconds East 183 10 feet to a point marked by 1/2 rich r-bar found on the Northwest right of way line of Stone Mountain Street; run thence along said right of way line South 28 degrees 14 minutes 48 seconds West 56 97 feet to a point, continue thence along said right of way South 25 degrees 27 minutes 23 seconds West 94 76 feet to a point marked by a 1-inch r-bar found, which is the true place or point of beginning.

Less and Except all that tract of land as shown on that certain Limited Warranty Deed, dated 08/30/2016, filed for recorded 08/31/2016, recorded in Deed Book 54550, Page 660, aforesaid records.