

## EXHIBIT "A"

BK 6304 PG 275

TRACT ONE:

All that tract or parcel of land lying and being in Land Lot 121 of the 11th Land District of Lowndes County, Georgia, and being more particularly described as follows: For a point of beginning begin at the iron pin located on the Eastern margin of U.S. Highway #41, said pin being the Western boundary of a triangular tract of property formerly owned by William Robert Yates and Pamela Ann Yates as shown on a plat of property of William Robert Yates and Pamela Ann Yates recorded in Plat Book 18, Page 103, Lowndes County deed records, which plat is hereby incorporated by reference for the Point of Beginning and thence run North along an existing fence line 443 feet to a blazed oak tree; thence run in a Westerly direction 45.5 feet to another fence line separating property formerly of Jewel Marie Hesters from property now or formerly owned by Steve Bonner, et al, known as the "Oasis Property"; thence run in a Westerly direction along the fence line separating the within conveyed property from the Bonner property 351 feet to the Eastern right of way of U.S. Highway #41; thence run in a Southerly direction along said right of way 125 feet to the Point of Beginning. Said tract is bounded: East by other property of William Robert Yates, et al; North by other property of Jewel Marie Hesters; West by property of Stephen Bonner, et al; and South by the right of way of U.S. Highway #41. This is the same property conveyed to Jewel Marie Hesters by virtue of that Deed under Power of Sale dated July 5, 1994, and recorded in Deed Book 1113, Page 38, in the Lowndes County public records. This being the same property conveyed by Limited Warranty Deed from First State Bank and Trust Company of Valdosta to Tim Blanton dated the 6th day of June, 1995, which is recorded in Deed Book 1198, Page 75, in the records of the Clerk of the Superior Court of Lowndes County, Georgia.

TRACT TWO:

All that tract or parcel of land situate, lying and being in Land Lot 121 in the 11<sup>th</sup> Land District of Lowndes County, Georgia, and being more particularly described as COMMENCING at an iron pin where the centerline of Copeland Road intersects with the East margin of U.S. Highway No. 41 in said land lot; and thence running North 39 degrees 17 minutes 6 seconds West along the Eastern margin of U.S. Highway No. 41 a distance of 4,384.48 feet to an iron pin; and thence continuing along the Eastern margin of U.S. Highway No. 41 North 39 degrees 17 minutes 6 seconds East a distance of 20.0 feet to an iron pin, THE POINT OF BEGINNING; running thence North 0 degrees 45 minutes 54 seconds East a distance of 271.68 feet to an iron pin; running thence South 89 degrees 17 minutes 0 seconds East a distance of 306.97 feet to an iron pin; running thence South 0 degrees 43 minutes 0 seconds West a distance of 12.00 feet to an iron pin; running thence South 50 degrees 30 minutes 31 seconds West along the Northern margin of a certain 30 foot road a distance of 402.25 feet to an iron pin, THE POINT OF BEGINNING. The herein described property being depicted on that certain plat prepared by Tribble & Associates, Inc., said plat being recorded in Plat Record Book 18, Page 103, in the Office of the Clerk of the Superior Court of Lowndes County, Georgia.

The above described property is known as 2421 Highway 41 South, Valdosta, Georgia and is designated as Parcel Number 0166 095 according to the Lowndes County Board of Assessors.