

**EXHIBIT A**

All that tract or parcel of land lying and being in Land Lot 242, 18th District, Dekalb County, Georgia, and being part of Lot 12, Block 21, Plat 5, Ashford Park Subdivision, as per plat recorded in Plat Book 17, Page 67, Dekalb County, Georgia Records, and being more particularly described as follows:

Commencing at the southwest intersection of Trentwood Place (a 60-foot right of way) and Ashford Road (a 60-foot right of way); thence South 19 degrees 27 minutes 59 seconds East, a distance of 4.94 feet to a point; thence South 19 degrees 27 minutes 59 seconds East, a distance of 119.96 feet to a point and the TRUE POINT OF BEGINNING; thence South 14 degrees 34 minutes 27 seconds East, a distance of 75.00 feet to a 1inch open top pipe found; thence South 75 degrees 22 minutes 13 seconds West, a distance of 189.76 feet to a 1/2 inch rebar found; thence North 00 degrees 17 minutes 50 seconds West, a distance of 30.24 feet to a point; thence North 58 degrees 35 minutes 48 seconds East, a distance of 159.26 feet to a point; thence North 75 degrees 25 minutes 33 seconds East, a distance of 30.00 feet to a point and the True Point of Beginning; the foregoing tract containing 0.24 acres, more or less, and being depicted as Lot 3 on that certain survey dated October 16, 2006, prepared by Georgia Land Surveying Company, Inc. for Patronis Properties, Inc.

Tax ID# 18-242-03-028

Limited Warranty Deed