

BK 7992 PG 546

Exhibit "A"

All that tract or parcel of land, lying and being in Land Lot 300 of the 7th District of Hall County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning, begin at a point forming the intersection of the Southern right-of-way line of McEver Road (also known as S.2230) and the East Land Lot line of Land Lot 300; thence South 69 degrees 15 minutes West along the Southern right-of-way line of McEver Road 150 feet to the POINT OF BEGINNING; thence South 28 degrees 45 minutes East 108.5 feet to an iron pin and the Northern right-of-way line of the Southern Railway Company; thence South 68 degrees 04 minutes West along said right-of-way 86.8 feet to a point; thence continuing along said right-of-way South 69 degrees 40 minutes West 97.1 feet to a point; thence continuing along said right of way South 71 degrees 34 minutes 96.3 feet to a point; thence continuing along said right-of-way South 73 degrees 55 minutes West 137.3 feet to an iron pin; thence North 28 degrees 44 minutes West 94.4 feet to an iron pin set on the Southern right of way line of McEver Road; thence North 69 degrees 15 minutes East along the Southern right-of-way line of McEver Road 415 feet to the point of beginning, containing 1.001 acres as shown on plat of survey for Bradford McFadden, Sr. by Keith Rochester and Associates dated December 15, 1969.

LESS AND EXCEPT all that tract of land as shown on that certain Judgment, being Civil Action File No. 2002-CV-642-A in the Superior Court of Hall County, State of Georgia styled Georgia Transmission Corp. (an Electric Membership Corporation) v. 0.381 acres in Land Lot 300, 7th District and Donald E. Dukes, et al. dated April 25, 2002, filed for record April 26, 2002 at 3:25 p.m., recorded in Deed Book 4187, Page 359, Hall County, Georgia Records.