

# EXHIBIT "A"

BOOK 762 PAGE 252

RECORDED  
CLERK OF SUPERIOR COURT  
HARALSON COUNTY, GA.  
OCT 27 AM 9:00  
Phyllis Southern  
Clerk Superior Court

## KEARNS & ASSOCIATES

Attorneys at Law  
5775-B Glenridge Drive  
Suite 210  
Atlanta, Georgia 30328  
04090092

PT-61 N/A  
HARALSON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$186.00  
DATE 10-27-04

## WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FULTON

Phyllis Southern  
CLERK OF SUPERIOR COURT

THIS INDENTURE, made this 15th day of October in the year of our Lord Two Thousand Four between

MARGARET L. MILLER

of the State of Georgia and County of HARALSON, hereinafter referred to as GRANTOR, and

LARRY GOFF and IRENE NICHOLAS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the State of Georgia and County of HARALSON, hereinafter referred to as GRANTEE.

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten and No/100ths (\$10.00) DOLLARS and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs, successors and assigns of each where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN LAND LOT 176, 6TH DISTRICT, HARALSON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT A POINT WHERE THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 78 INTERSECTS THE EAST LAND LOT LINE OF LAND LOT 176, AND RUNNING THENCE NORTH 03 DEGREES 50 MINUTES 23 SECONDS WEST 1493.35 FEET TO AN IRON PIN ON THE WEST RIGHT OF WAY OF POLLARD ROAD; RUNNING THENCE NORTH 88 DEGREES 42 MINUTES 58 SECONDS WEST 698.94 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 00 DEGREES 22 MINUTES 38 SECONDS WEST 1014.80 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 00 DEGREES 06 MINUTES 29 SECONDS WEST 567.13 FEET TO AN IRON PIN; RUNNING THENCE NORTH 88 DEGREES 12 MINUTES 00 SECONDS WEST 100.22 FEET TO AN IRON PIN; SOUTH 02 DEGREES 55 MINUTES 04 SECONDS EAST 420.00 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 78; RUNNING THENCE NORTH 60 DEGREES 54 MINUTES 39 SECONDS EAST 1013.14 FEET ALONG THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 78 TO AN IRON PIN AT THE POINT OF BEGINNING; CONTAINING 30.837 ACRES AS MORE FULLY SHOWN ON A PLAT OF SURVEY FOR M.L. LAMAR, SR., BY B.H. COX RLS, DATED 10/8/97, SAID PLAT BEING INCORPORATED HEREIN AND RECORDED AT PLAT BOOK 26, PAGE 52, HARALSON COUNTY RECORDS.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said GRANTEE, forever, in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property, unto the said GRANTEE against the claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed the day and year above written.

Signed, sealed, and delivered  
in the presence of:

*Lynette G. Davis*  
UNOFFICIAL WITNESS

NOTARY PUBLIC

*Margaret L. Miller* (SEAL)  
MARGARET L. MILLER

