

EXHIBIT "A"

AFTER RECORDING RETURN TO:
THE FRYER LAW FIRM, P.C.
70 LENOX POINTE
ATLANTA, GEORGIA 30324
File No. 2008-02055

2008185151 DEED BOOK 21102 Pg 644
Filed and Recorded:
10/20/2008 3:07:27 PM
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia
Real Estate Transfer Tax \$160.00

WARRANTY DEED

STATE OF Florida
COUNTY OF Orange

THIS INDENTURE made this 10th day of October, 2008 between WILLIAM R. WEAKLEY and KENNETH R. MARTIN of the County of DEKALB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JOEY RODGERS, as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) DOLLARS and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 212, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 21, WISTERIA WOODS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 161, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF MARTHA AVENUE, 500 FEET NORTHERLY FROM THE INTERSECTION FORMED BY THE WESTERLY SIDE OF MARTHA AVENUE WITH THE NORTHERLY SIDE OF FERRIDAN STREET; RUNNING THENCE NORTHERLY ALONG THE WESTERLY SIDE OF MARTHA AVENUE, 61 FEET TO LOT 20, SAID SUBDIVISION; RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 20, 124.66 FEET TO A POINT; RUNNING THENCE SOUTHERLY 61 FEET TO A POINT; RUNNING THENCE EASTERLY, 124.75 FEET TO THE WESTERLY SIDE OF MARTHA AVENUE AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY AND HAVING A HOUSE LOCATED THEREON KNOW AS 236 MARTHA AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN ATLANTA, GEORGIA.

SUBJECT TO ANY RIGHT OF WAY DEEDS OR OTHER EASEMENTS 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.

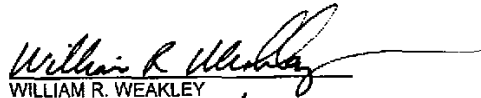

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My commission expires:


WILLIAM R. WEAKLEY

KENNETH R. MARTIN

JENNY LUNDY
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION # DD745584
EXPIRES 1/19/2012
QUALIFIED THROUGH 1988-NOTARY