

"Exhibit A"

Lot No. 3

BEGINNING on a stake in the line of John Smith, the same being the northeastern most corner of Lot-2 allotted to Phil Tipton and runs thence with the Tipton line S 86 W 417 feet to a wet iron; thence leaving the Tipton line S 86 E 227 feet to a point, the same being the northwestern most corner of the Phil Tipton tract, thence continuing the same course 90 feet to an iron; thence S 10 W 20.2 feet to a point; thence S 67 W 67 feet to a twenty (20) inch beech, corner of Wendy Bishop; thence with the Bishop line N 25 W 332 feet to a stake; thence N 35 W 500 feet to a point in the center of the old road; thence N 20 W 50 feet to a rock; thence N 5 W 140 feet to a locust; thence N 44 W 61 feet to a black gum, corner of Doug Herrell; thence with the Harrell line N 42 E 225 feet to a locust; thence N 56 E 322 feet to a oak; thence N 50 E 110 feet to a large rock, corner of Herrell and John Smith; thence with the Smith line S 9 E 200 feet to a stake; thence S 15 E 400 feet to a stake; S 9 E 232 feet to a chestnut oak; thence S 27 E 100 feet to a stake; thence S 15 E 413 feet to a blackgum; thence S 20 E 322 feet to the point of BEGINNING, containing 18.5 acres more or less.

ALSO CONVEYED to the Grantees, their heirs and assigns is a perpetual and non-exclusive easement and road right of way 12 feet in width as measured 6 feet on each side of the centerline of the presently existing roadway which traverses the above-described property and other lands of the Grantors and leads to and from the above-described property and the public roadway, together with rights of ingress, egress and regress for purposes of maintaining, inspecting and improving said roadway.

EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns a perpetual and non-exclusive easement and right to take water from the presently existing spring located on the above-described property and construct a water system to transport said water via underground pipeline to Lot 2 allotted to Phil Tipton, together with rights of ingress, egress and regress for purposes of maintaining, inspecting and improving said water system.