

## EXHIBIT "A"

PARCEL ONE: All that tract or parcel of land lying, situate and being in the City of Twin City, 1560th G. M. District of Emanuel County, Georgia, fronting a distance of 51 feet, 8 inches on South Railroad Avenue f/k/a Main Street, which measurement includes a 10 foot sidewalk and running back in parallel lines in an Easterly direction a distance of 84 feet. Said lot being bounded, now or formerly, as follows: North by lands of R. Clark Dixon, formerly lands of Luther L. Watson; East by lands of R. Clark Dixon; South by Fifth Avenue a/k/a Hotel Avenue f/k/a Dixie Overland Highway; and West by South Railroad Avenue. Said Parcel 1 being a portion of the property on which the store building of Dixon's Hardware is now located.

Said property being the same as that conveyed by Warranty Deed, dated June 6, 1952, from Lupy L. Watson to Luther L. Watson, recorded in Emanuel County Records in Deed Book DI, page 370. Said property is also described in a Warranty Deed, dated May 1, 1947 from H. L. Watson to L. L. Watson, which is recorded in Emanuel County Records in Deed Book CZ, page 534. A portion of said property is described in a Warranty Deed, dated June 3, 1933, from R. C. Baxter to L. L. Watson and H. L. Watson, recorded in Emanuel County Records in Deed Book CJ, pages 171-172 and in a Warranty Deed, dated August 30, 1919 from E. T. Coleman to R. C. Baxter, which is recorded in Emanuel County Records in Deed Book BQ, pages 54-55.

PARCEL TWO: All that tract or parcel of land lying, situate and being in the City of Twin City, 1560th G. M. District of Emanuel County, Georgia, and being forty-two (42) feet by eighty (80) feet, and bounded, now or formerly, as follows: On the North by lands of R. Clark Dixon; East by lands of R. Clark Dixon, formerly lands of J. M. Weatherford; South by lands of R. Clark Dixon; and West by the right-of-way of Railroad Avenue.

PARCEL THREE: All that lot or parcel of land lying, situate and being in the City of Twin City, 1560th G. M. District of Emanuel County, Georgia, and being twenty-one (21) feet by eighty (80) feet, and bounded, now or formerly, as follows: North by lands of R. Clark Dixon; East by lands of R. Clark Dixon, formerly lands of J. M. Weatherford; South by lands of R. Clark Dixon, formerly lands of Luther L. Watson; and West by the right-of-way of Railroad Avenue.

Said Parcels Two and Three being the same as that conveyed by Warranty Deed, dated February 27, 1996, from Luther L. Watson to R. Clark Dixon, recorded in Emanuel County Records in Deed Book 81, page 565. Said property is also described in a Warranty Deed from Florence J. Watson, P. L. Watson, Mrs. Mattie Watson Johnson and Mrs. Lillian Watson Mitchell, as the heirs-at-law of L. Watson to H. L. Watson and L. L. Watson, dated March 21, 1932, recorded in Emanuel County Records in Deed Book CL, page 63.

The above described three parcels of land combined front eight-five (85) feet on Railroad Avenue and ninety-five (95) feet on Fifth Avenue in the City of Twin City and are identified by Emanuel County Tax Assessor's Map Number T02-050.