



Legal Description

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot Eight (8) of the Seventeenth (17th) District of Fulton County, Georgia, and Land Lot One Hundred Ninety Nine (199) of the Eighteenth (18th) District of DeKalb County, Georgia, and being known as Lot 17 of Roxboro Estates Subdivision, as per plat recorded in Plat Book 24, Page 36, Fulton County, Georgia Records, which plat is incorporated herein by this reference and being more particularly described as follows:

Tract I (Fulton County):

Beginning at the intersection of the southeasterly side of West Roxboro Road and the Southwesterly side of East Roxboro Road (said point of beginning, being at the northeast corner of Lot 18 of said subdivision); running thence southeasterly, along the southwesterly side of East Roxboro Road, one hundred sixty seven and five tenths 167.5 feet to the Fulton and DeKalb County line (which point is Twelve (12) feet northwesterly from the northwest corner of Lot 16 of said subdivision); thence south, along dividing line between Fulton County and DeKalb County thirty six (36) feet to a point where the easterly line of Lot 17 crosses said County line; thence in a southwesterly direction, along line of Lot 16, two hundred and four (204) feet to Lot 21; thence northwesterly along the line of Lot 21 thirty five (35) feet to the southeast corner of Lot 18; thence north along the dividing line between Lots 17 and 18 three hundred thirty (330) feet to the intersection of East Roxboro Road and West Roxboro Road and the point of beginning; Excepting, however, from the above that portion of said property used in rounding the corner of West Roxboro Road and East Roxboro Road and being improved property.

Tract 2 (DeKalb County):

Beginning at a point on the southwesterly side of East Roxboro Road at the dividing line between Fulton and DeKalb Counties; running thence southeasterly along the southwest side of East Roxboro Road Twelve (12) feet, more or less, to Lot 16; thence southwesterly along the dividing line between Lots 16 and 17, thirty (30) feet, more or less, to the dividing line between Fulton and DeKalb Counties; thence north along the said dividing line, thirty six (36) feet, more or less, to East Roxboro Road and the point of beginning.

The above described property is subject to restrictive covenants of record in Plat Book 24, Page 36, Fulton County, Georgia Records. Said property is also subject to sewer easement in favor of the City of Atlanta, filed in Deed Book 4366, Page 591, Fulton County, Georgia records.