

# LEGAL DESCRIPTION

## EXHIBIT “     A     ”

All that tract or parcel of land, together with all improvements thereon, situate lying and being in the 1899th District, G.M., Athens-Clarke County, Georgia known and designated as **Lot 19, Block E, Section Two of Cedar Creek Subdivision**, according to a plat thereof made by Ben McLeroy & Associates, Surveyors, on January 4, 1996, recorded in **Plat Book 10, Page 25**, in the Office of the Clerk of the Superior Court of Athens-Clarke County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the northeasterly side of Cedar Creek Drive 280.0 feet northwesterly of Chinquapin Way, as measured along the northeasterly side of said Cedar Creek Drive; running thence in a northwesterly direction around the northeasterly side of said Cedar Creek Drive to an iron pin, the chord thereof being north 44 degrees 30 minutes west 120.0 feet; running thence north 43 degrees 41 minutes

east 181.3 feet to an iron pin; running thence south 45 degrees 57 minutes east 136.4 feet to an iron pin; running thence south 48 degrees 55 minutes west 185.0 feet to the beginning iron pin.

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For Informational Purposes Only:  
Situs Address: 295 Cedar Creek Drive, Athens, GA 30605  
Tax Parcel ID: 241B2 A004

Subject to all easements and restrictions of record.

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BUYER'S INITIALS

   
SELLER'S INITIALS