

EXHIBIT A
LEGAL DESCRIPTION

File No.: 2023-627

The following described real estate, situated and being in Memphis, County of Shelby, State of Tennessee:

The north 85 feet of Lots 489, 490, and 491, Third Addition to Rugby Subdivision, as shown on plat record in Plat Book 6, Page 76, in the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a point in the East line of Mercer Street a distance of 20.0 feet Southwardly from the South line of Cedarhurst Avenue;

Thence Southwardly along said East line a distance of 65.0 feet to a point;

Thence Eastwardly parallel with Cedarhurst Avenue;

Thence Westwardly along said South line a distance to 130.0 feet to a point of curvature;

Thence on a curve to the left which radius is 20 feet a distance of 31.42 feet to the point of beginning.

Being the same property conveyed to grantor herein by Warranty Deed being recorded simultaneously herewith.

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