Exhibit A
Legal Description

All that tract or parcel of land lying and being in the Fourth Civil District of Sequatchie County, Tennessee, bounded and described as follows, to-wit:
Beginning at a steep pin in the North property line of the George Wagner property (formerly Earl Morgan property) and being the Northwest corner of the Bone Property; thence with Wagner and Walker property, North 37 degrees 15 minutes West, 194 feet to the South margin of Johnson Road or Johnson Street and being the Northeast corner of Walker property; thence with South margin of Johnson Street, North 79 degrees 15 minutes East, 175 feet; thence with Hickey property, South 14 degrees 15 minutes East, 146 feet; thence with Bone property, South 63 degrees 30 minutes West, 100 feet to the point of beginning.

Grantors' source of interest is found in Warranty Deed of record in Book 451, Page 105, in the Office of the Register of Deeds for Sequatchie County, State of Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Memorandum of MVR Homeowner Benefit Agreement as recorded in Book 437, Page 464, in the Register's Office of Sequatchie County, Tennessee.

Agreement Book 451 Page 101

Any and all matters, including but not limited to Conditions, Restrictions, Reservations, Limitations, Easements, Stipulations, Notes, etc., as set out on the recorded plat.

Any governmental zoning or subdivision ordinance in effect thereon.