

Exhibit "A"

45

RETURN TO:
Albert H. Dallas
P. O. Box 1150
Thomson, GA 30824

McDuffie County, Georgia
Real Estate Transfer Tax
Paid \$ 78.30 Date 02/08/02
Connie H. Cheatham
Clerk of Superior Court

STATE OF GEORGIA
COUNTY OF McDUFFIE

McDuffie County
Clerk of Superior Court
I CERTIFY THE WITHIN PAPER WAS FILED FOR RECORD
4:15 o'clock P. M. 8 day of Feb 20 02
Recorded in Book 304 Page 45-47
C. Cheatham
Rec # 51451 45-47
471

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th
day of February, 2002, by and between WILLIAM COX and THELMA
COX, of the State of Georgia, County of McDuffie, of the first
part, hereinafter called "Grantors", and RANDALL W.
BLANKENSHIP and TONI L. BLANKENSHIP, of Newman, Georgia, of
the second part, hereinafter called "Grantees":

WITNESSETH: Grantors, for and in consideration of
the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and
valuable considerations, in hand paid at and before the seal
and delivery of these presents, the receipt of which is hereby
acknowledged, have granted, bargained, sold and conveyed, and
by these presents do grant, bargain, sell and convey unto the
said parties of the second part, their heirs and assigns, the
following described property, to-wit:

ALL that tract or parcel of land situate, lying and
being in the 134th G.M. District of McDuffie County, Georgia,
consisting of 6.55 acres, located on the East side of Lake
Drive and being known as Lot 10 of Lakewood Subdivision, as is
more particularly shown on a plat of survey prepared by Johnny
E. Miller, RLS No. 2302, dated January 5, 1993, and recorded

in Plat Record "S", page 325C, McDuffie County Clerk's Office, the courses and distances, metes and bounds, as shown on said plat being incorporated herein by specific reference thereto.

This property is sold subject to Restrictive Covenants of the Lakewood Subdivision recorded in Deed Book 154, page 62; and Amendment thereto recorded in Deed Book 155, page 614, in said Clerk's Office.

This is the same as that property conveyed to William and Thelma Cox from Thomas H. Hughes and Patti D. Hughes by deed dated July 26, 1995, and recorded in Deed Book 197, page 116, McDuffie County Clerk's Office; and the same property conveyed to Thomas H. Hughes and Patti D. Hughes from W. C. Poston, Jr., by deed dated January 18, 1992, and recorded in Deed Book 178, page 923, McDuffie County Clerk's Office; and this property being formerly a portion of Lot 26, Block "D", of a subdivision of the Harrison Farms property as conveyed to W. C. Poston, Jr., by deed from Harrison Farms, Inc., dated March 7, 1985, and recorded in Deed Book 133, page 463, McDuffie County Clerk's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, in fee simple.

AND THE SAID party of the first part for their heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, as hereinabove provided, against the claims of all persons whomsoever.