

EXHIBIT "A"

There is imposed on the real estate described in the deed to which this instrument is attached the following restrictions, to-wit:

1. DWELLING QUALITY AND SIZE: The ground floor of any residence constructed on said property shall be not less than 1300 square feet of heated living area.
2. PROHIBITING OF COMMERCIAL USE OR NUISANCE: No trade or business of any kind or character, nor the practice of any profession, nor any building or structure designed or intended for any purpose connected with any trade or building, or practice of any profession, nor any occupation and use for profit shall be permitted or maintained upon any of the lots.
3. MOBILE HOMES: No mobile homes, doublewide mobile homes, trailers, prefabricated dwellings, or other structures of a temporary character shall be located on said tract.
4. GARBAGE AND REFUSE DISPOSAL: No portion of the above property shall be used or maintained as dumping ground for rubbish. No portion of said property shall be used to keep or maintain junk, salvage, or unrunning motor vehicle of any kind, including any abandoned motor vehicle, nor shall said property be used to store any type of manner of scrap or salvage personal property.
5. OTHER BUILDINGS: An outbuilding such as a garage building may be placed on said property as long as such is a double-car garage. An outbuilding may be placed on said property so long as such outbuilding is constructed in a method and manner compatible with the design and architecture of the residence built on said property and constructed on said tract and in accordance with paragraph 7 herein.
6. ANIMALS: The present or future owner of the property may keep pets and animals on said tract, provided that all such animals shall be confined within a fenced area or restrained in some method so as to prevent said animals from leaving the property.
7. SETBACK: Any dwelling house constructed on said residence shall be placed at least 50 feet away from the right of way adjoining said tract.
8. OTHER: The foundation parts of all residences, garages and outbuildings constructed on said lots shall be brick, rock veneer or stucco, and no uncovered concrete block foundations shall be permitted.
9. SUBDIVISION OF TRACTS: No tracts will be subdivided in less than one acre tracts.
10. ENFORCEMENT OF RESTRICTIONS: If any of these restrictions have to be enforced by court action, it will be the responsibility of the owner in default to pay for all reasonable attorney's fees and court costs incurred in enforcing these restrictions.

Dade County, Georgia
Real Estate Transfer Tax
Paid \$ 120.60
Date 11-26-02
Sarah D. Moore
Clerk of Superior Court

DADE COUNTY, GEORGIA
I hereby certify that this instrument was filed for
record in the clerk's office, Superior Court of said
county on the 26th day of Nov
2002 at 2:00 o'clock P.m. and recorded in
book no. 292 on page 259-261
this 26th day of Nov 2002
Sarah D. Moore
Clerk Superior Court Dade County, Georgia

RETURN TO: Ronald D. Haws
3805 Wilcox Blvd.
Chattanooga, TN 37411

WARRANTY DEED

This Indenture, made this 26th day of November in the Year of Our Lord Two Thousand Two between RONALD E. McBERYAR and C. LEROY SMITH, as parties of the first part, hereinafter called Grantors, and RONALD D. HAWS, as party of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, his heirs, successors and assigns, the following described property, to-wit:

That tract or parcel of land lying and being in Land Lot No. 133 in the 19th District and 4th Section of Dade County, Georgia, and being Lot Nos. 8, 9, 10, 11, 12, 13, 14, 28, 29, 30, and 31, as shown on a plat of survey of Pikes Peak Subdivision prepared by Charles D. Wardlaw under date of October 10, 2002. Said plat is recorded in Plat Book 11, Page 42, Dade County, Georgia, Deed Records. According to said plat, said Lot No. 8 contains 9.03 acres, Lot No. 9 contains 7.95 acres, and Lot No. 10 contains 7.96 acres, Lot No. 11 contains 6.87 acres, Lot No. 12 contains 6.51 acres, Lot No. 13 contains 6.8 acres, Lot No. 14 contains 6.43 acres, Lot No. 28 contains 1.99 acres, Lot No. 29 contains 1.87 acres, Lot No. 30 contains 2.08 acres, and Lot No. 31 contains 2.11 acres.

Said property is conveyed subject to those restrictions and restrictive covenants attached hereto as Exhibit "A" and incorporated herein by reference.

SOURCE OF TITLE: See Deed Book 232, Page 649, Dade County, Georgia, Deed Records.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantors nor any person or persons claiming under Grantors shall at any time, by any means or ways, have, claim or demand right or title to said premises or appurtenances, or any rights thereof. And the parties of the first part, for their heirs, successors and assigns, and all and every person or persons shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year above written.

Ronald E. McBryar (SEAL)
RONALD E. MCBRYAR

SIGNED, SEALED, and DELIVERED
on the 20th day of November,
2002, in the presence of:

[Signature]
WITNESS
Patricia Owens
NOTARY PUBLIC
My Commission Expires: 3-9-05

C. Leroy Smith (SEAL)
C. LEROY SMITH

SIGNED, SEALED and DELIVERED
on the 20th day of November,
2002, in the presence of:

[Signature]
WITNESS
Patricia Owens
NOTARY PUBLIC
My Commission Expires: 3-9-05

THIS INSTRUMENT PREPARED BY:

John R. Emmett
Attorney at Law
12424 North Main Street
P.O. Box 128
Trenton, Georgia 30752
(706) 657-6183
Georgia Bar No. 0247410

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