

EXHIBIT "A"

(of that certain Deed to Secure Debt and Security Agreement between James W. Brand, Jr., et al, and Trustees of Realty Growth Investors, dated January 15, 1974)

TRACT 1

All that tract or parcel of land lying and being in Land Lots 644 and 645 of the 17th District, Second Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located at the corner common to Land Lots 644, 645, 652 and 653 of said District and Section and running thence south 06 degrees 32 minutes east along the east line of said Land Lot 644 (being the west line of said Land Lot 653) a distance of 367.9 feet to an iron pin; running thence south 84 degrees 39 minutes west, a distance of 240.0 feet to a point; running thence south 05 degrees 22 minutes east, a distance of 43.3 feet to a point; running thence south 84 degrees 39 minutes west, a distance of 194.0 feet to a point; running thence south 08 degrees 06 minutes east, a distance of 60.9 feet to a point; running thence south 83 degrees 27 minutes west, a distance of 99.3 feet to a point; running thence south 10 degrees 41 minutes west, a distance of 324.4 feet to a point located on the north line of 30-foot sanitary sewer easement; running thence south 84 degrees 07 minutes west along the north line of said sanitary sewer easement, a distance of 10.4 feet to a point; running thence north 10 degrees 41 minutes east, a distance of 377.7 feet to a point; running thence north 83 degrees 27 minutes east, a distance of 96.3 feet to a point; running thence north 08 degrees 06 minutes west, a distance of 51.1 feet to a point; running thence south 84 degrees 39 minutes west, a distance of 5.0 feet to a point; running thence north 05 degrees 30 minutes west, a distance of 83.3 feet to a point; running thence south 84 degrees 39 minutes west, a distance of 210.1 feet to a point; running thence north 05 degrees 30 minutes west, a distance of 345.0 feet to an iron pin; running thence north 84 degrees 39 minutes east, a distance of 288.1 feet to an iron pin; running thence north 06 degrees 23 minutes west a distance of 1,016.8 feet to an iron pin located on the southwest line of the right-of-way of Franklin Road (an 80-foot right-of-way); running thence south 67 degrees 21 minutes east along the southwest line of said right-of-way of Franklin Road, a distance of 197.8 feet to an iron pin; running thence south 06 degrees 52 minutes east, a distance of 173.5 feet to an iron pin; running thence south 66 degrees 14 minutes east, a distance of 202.7 feet to an iron pin located on the east line of said Land Lot 645 (being the west line of said Land Lot 652); running thence south 06 degrees 32 minutes east along the east line of said Land Lot 645, a distance of 669.1 feet to the iron pin located at the POINT OF BEGINNING; being 12.5 acres of improved real property as shown on a plat of survey, to which reference is made for all purposes, entitled "Franklin Road Apartment Complex - Phase I" prepared by Ralph B. Key, Georgia Registered Land Surveyor No. 1416, dated July 24, 1972.

TOGETHER WITH those certain easements and rights running with title to the above described property as created by virtue of that certain Deed of Declaration dated July 27, 1971 and recorded in Deed Book 1241, page 615, Records of Cobb County, Georgia, as modified by Restated Deed of Declaration, dated January 15, 1974, and recorded in Deed Book 1491, page 591 aforesaid records.

609

EXHIBIT "B"