

# Exhibit "A"

THOMAS COUNTY  
CLERK OF COURT  
DAVID HUTCHINGS JR.

RETURN TO:  
HILL SMITH  
ALEXANDER & VANN  
P.O. BOX 1470  
THOMASVILLE, GA 31790

## WARRANTY DEED

1994 DEC 22 PM 4:57  
THIS INDENTURE, made this 22nd day of December, 1994 between THILMON L. VONIER, of Thomas County, Georgia, of the first part, and JAMES R. CHAVALUX and MELANIE G. CHAVALUX, as joint tenants with the right of survivorship under the provisions of Official Code of Georgia Annotated Section 44-6-190 and not as tenants in common, of Thomas County, Georgia, of the second part.

## WITNESSETH:

That the said party of first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the parties of the second part, their heirs and assigns, all the following described property, to-wit:

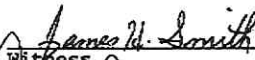
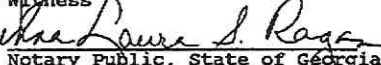
All that tract or parcel of land situate, lying and being in Land Lot 354 of the 13th Land District of Thomas County, Georgia and more particularly identified as Tract 1 containing 9.195 acres as said tract is more particularly shown on a plat of survey prepared for Jim Chavaux by Leroy Ouzts, Georgia Registered Land Surveyor No. 1654, dated December 19, 1994 and recorded in Plat Cabinet 2, Folio 125-7, among the Deed Records of Thomas County, Georgia, reference to which plat is made for a more particular description by metes and bounds and courses and distances as set forth thereon.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular, the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said parties of the second part, their heirs, executors, administrators and assigns, in Fee Simple; and the said party of the first part, the said bargained property above described, unto the said parties of the second part, their heirs, executors, administrators and assigns, against the said party of the first part, his heirs, executors, administrators and assigns, and against all and every other person or persons, shall and will and does hereby warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal, and delivered these presents the day and year first above written.

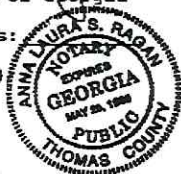
  
Thilmon L. Vonier (L.S.)

Signed, sealed and delivered  
by Thilmon L. Vonier in the  
presence of us in the County  
of Thomas and State of Georgia:

  
Witness  
  
Notary Public, State of Georgia

My Commission Expires:  
(AFFIX NOTARIAL SEAL)

f:\desco\Chavaux.94



THOMAS COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID 18.40  
DATE 12-22-94  
DAVID HUTCHINGS, JR.  
CLERK OF SUPERIOR COURT

453 348