

EXHIBIT "A"

1343-420

14.06 Ac.
111-205-530.5-1-28.1
OUT OF 530.5-1-28

dje/31000.0424/88docs
lwd.pelham
STATE OF GEORGIA
COUNTY OF DEKALB

PELHAM ROAD

Hooker Core, Inc.
Suite 300
1875 Century Boulevard
Atlanta, Georgia 30345

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that HOOKER ATLANTA (7) CORPORATION, a Georgia corporation, in consideration of ONE AND NO/100 DOLLARS (\$1.00), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, sell and release unto: HOOKER CORE, INC., a Georgia corporation, its successors and assigns.

ALL those certain pieces or parcels or tracts of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tracts 1-A, 1-B and Retention Pond Tract, containing a total area of 14.06 acres, as is more fully shown on a Plat entitled Survey for Hooker Core, Inc., Marine Midland Realty Credit Corporation and Chicago Title Insurance Company, prepared by Neil R. Phillips, Professional Land Surveyor, dated June 17, 1989, last revised October 21, 1989, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pelham Road, which iron pin is located 1,178.7 feet from the intersection of the south property line of Seller's Out Parcel and the centerline of the pavement of Bedlam Road, said iron pin being at the southeastern corner of Tract 1-A, and being the POINT OF BEGINNING, and from the POINT OF BEGINNING running thence along the northern side of Pelham Road North 75 degrees 25 minutes 52 seconds West 409.00 feet to an iron pin at the corner of Tract 1-E, running thence along the easterly and northeasterly boundary line of Tract 1-E as shown on said plat the following courses and distances: North 17 degrees 31 minutes 57 seconds East a distance of 100.00 feet to an iron pin set; North 23 degrees 27 minutes 36 seconds East a distance of 100.00 feet to an iron pin set; North 30 degrees 50 minutes 33 seconds East a distance of 149.02 feet to an iron pin set; North 35 degrees 15 minutes 40 seconds East a distance of 252.81 feet to an iron pin set; North 35 degrees 15 minutes 40

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