

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 293 and 294 of the 2nd District, 1st Section, Forsyth County, Georgia, and being more particularly described as follows:

Condominium Unit 2102, (The "Unit"), of The Orchards of Habersham Grove Condominium, as more particularly described and delineated in the Declaration of Condominium for The Orchards of Habersham Grove Condominium, recorded in Deed Book 4414, page 238, et seq., Forsyth County records, as the same may be amended. (the "Declaration")

This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the plat recorded in Condominium Plat Book C03, page 185, aforesaid records (the "Plat"), and the Floor Plans recorded in Condominium Floor Plan Book 3, pages 1-3, aforesaid records, (the "Floor Plans"), together with the Units appurtenant interest in the common elements and limited common elements as set out in the aforesaid Declaration, Plat and Floor Plans.