

# Exhibit "A"

Authentisign  
2008

BK PG

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150259

RT-01 082-2007-005712  
 CARROLL COUNTY, GEORGIA  
 REAL ESTATE TRANSFER TAX  
 PAID 193.50  
 DATE 9/7/07  
*Hannett Brown*  
 CLERK OF SUPERIOR COURT

Record and Return to:  
 GARY G. LAWSON, P.C.  
 100 GLENDALOUGH COURT, SUITE A  
 TYRONE, GEORGIA 30290  
 07-LAW-0878/BERMUDEZ AUTOMOTIVE, LLC

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

FILED  
 GA. CARROLL COUNTY  
 CLERK SUPERIOR COURT  
 07 SEP -7 PM 2: 51  
*Hannett Brown*  
 CLERK SUPERIOR COURT  
 CARROLL COUNTY GEORGIA

THIS INDENTURE, Made the 30th day of August, 2007, between

**R & S MANAGEMENT, INC.,**  
 a Georgia corporation

of the County of CARROLL, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**BERMUDEZ AUTOMOTIVE, LLC**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS 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 said Grantee,

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 149 OF THE 5TH DISTRICT, CARROLL COUNTY, GEORGIA, BEING THAT CERTAIN 0.836 ACRE TRACT, MORE OR LESS, AS SHOWN ON A SURVEY FOR DAN F. WALKER, DATED FEBRUARY 19, 2000, PREPARED BY TIM MCGUKIN & COMPANY. RECORDED IN PLAT BOOK 74, PAGE 235, RECORDS OF CARROLL COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.**

**SUBJECT TO THAT CERTAIN INGRESS/EGRESS AND UTILITY EASEMENT RUNNING ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE ABOVE SURVEY.**

**ALSO SUBJECT TO A 15-FOOT INGRESS/EGRESS AND UTILITY EASEMENT SHOWN ON THE ABOVE SURVEY.**

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

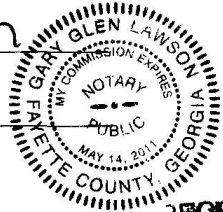
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

**R & S MANAGEMENT, INC.**

*[Signature]*  
Official Witness



By: *[Signature]*  
**James R. McIntosh, President**



[CORPORATE SEAL]

Notary Public

SEP 10 2007

RECORDED KENNETH SKINNER, CLERK

