

EXHIBIT A

Being a tract of land lying in the 24th Civil District of Wilson County, City of Mt. Juliet, Tennessee, said tract being part of Parcel 17.01 on Tax Map 78, said tract lying on the **easterly side of Old Beckwith Road**, and being more particularly described as follows:

BEGINNING at an iron rod (new) on the easterly right-of-way (50 feet wide) of Old Beckwith Road, said iron rod (new) being at the intersection of said right-of-way with the southerly boundary line of the William Matthews property recorded in Book 432, page 62 in the Register's Office for Wilson County, Tennessee, and being the northwest corner of the portion of Parcel 17.02 lying on the east side of Old Beckwith Road;

Thence, with said boundary line, South 69 degrees 37 minutes 13 seconds East 215.00 feet to an iron rod (new) at the southwest corner of the Darryl Box property recorded in Book 1334, page 1162 in said Register's Office;

Thence, with Box's southerly boundary line, South 70 degrees 24 minutes 10 seconds East 326.31 feet to a post (old) at the southwest corner of the Gary Jaynes property recorded in Book 386, page 88 in said Register's Office,

Thence, with said Jaynes's southerly boundary line as follows: South 84 degrees 37 minutes 06 seconds East 19.89 feet to and iron rod (old), and South 82 degrees 25 minutes 50 seconds East 595.47 feet to an iron rod (new);

Thence, with the boundary line of the Tennessee Services Corp. recorded in Book 937, page 391 in said Register's Office the next nine (9):

Thence, South 80 degrees 22 minutes 52 seconds East 234.00 feet to a post (old),

Thence, South 82 degrees 00 minutes 46 seconds East 191.38 feet to a post (old),

Thence, South 83 degrees 12 minutes 48 seconds East 197.59 feet to an iron rod (new),

Thence, South 82 degrees 27 minutes 34 seconds East 213.94 feet to an iron rod (new),

Thence, South 81 degrees 45 minutes 06 seconds East 285.23 feet to an iron rod (new),

Thence, South 07 degrees 29 minutes 58 seconds West 742.31 feet to a post (old);

Thence, South 07 degrees 40 minutes 20 seconds West 872.02 feet to an iron rod (new),

Thence, South 02 degrees 54 minutes 38 seconds East 46.31 feet to an iron rod (new),

Thence, South 10 degrees 27 minutes 03 seconds West 12.00 feet to an iron rod (old)

Thence, with the northerly boundary line of the Mid Tenn Powersports Property LLC recorded in Book 2196, page 2104 in said Register's Office the next nine (9) calls:

Thence, North 78 degrees 46 minutes 25 seconds West 71.04 feet to an iron rod (new),

Thence, North 84 degrees 55 minutes 30 seconds West 64.49 feet to an iron rod (new),

Thence, North 82 degrees 23 minutes 20 seconds West 495.82 feet to an iron rod (new),

Thence, South 87 degrees 56 minutes 11 seconds West 45.11 feet to an iron rod (new),

Thence, North 82 degrees 47 minutes 39 seconds West 184.96 feet to an iron rod (new),

Thence, North 80 degrees 41 minutes 52 seconds West 100.51 feet to an iron rod (new),

Thence, North 73 degrees 16 minutes 44 seconds West 90.32 feet to an iron rod (new),

Thence, North 81 degrees 42 minutes 10 seconds West 178.96 feet to an iron rod (new),

Thence, North 80 degrees 02 minutes 54 seconds West 60.02 feet to an iron rod (old),

Thence, with the easterly and northerly lines of Unique Development of Record Book 1970, Page 1374 in said Register's Office the next three (3) calls:

Thence, North 04 degrees 47 minutes 37 seconds East 205.19 feet to an iron rod (old);

Thence, North 80 degrees 39 minutes 17 seconds West 228.15 feet to an iron rod (old),

Thence, North 79 degrees 34 minutes 25 seconds West 267.89 feet to an iron rod (new), passing an iron rod (old);

Thence, with the easterly margin of Old Beckwith Road (50' R.O.W.) the next ten (10) calls:

Thence, North 09 degrees 01 minutes 03 seconds East 175.83 feet to an iron rod (new),

Thence, with a curve to the left having a radius of 925.00 feet, an arc distance of 350.89 feet, a central angle of 21 degrees 44 minutes 04 seconds, chord North 1 degree 50 minutes 59 seconds West 348.79 feet to an iron rod (new),

Thence, North 12 degrees 43 minutes 01 seconds West 106.20 feet to an iron rod,

Thence, with a curve to the left having a radius of 1225.00 feet, an arc distance of 252.78 feet through a central angle of 0 degrees 11 minutes 44 seconds, chord: North 18 degrees 37 minutes 42 seconds West 252.33 feet to an iron rod (new) ;

Thence, North 24 degrees 32 minutes 23 seconds West 56.28 feet to an iron rod (new),

Thence, with a curve to the right having a radius of 450.00 feet, an arc distance of 133.67 feet through a central angle of 17 degrees 01 minutes 09 seconds, chord: North 16 degrees 01 minutes 49 seconds West 133.18 feet to an iron rod (new),

Thence, North 07 degrees 31 minutes 14 seconds West 157.68 feet to an iron rod (new),

Thence, with a curve to the left having a radius of 1175.00 feet, an arc distance of 199.93 feet a central angle of 09 degrees 44 minutes 57 seconds, chord: North 12 degrees 23 minutes 43 seconds West 199.69 feet to an iron rod (new)

Thence, North 17 degrees 16 minutes 12 seconds West 129.45 feet to an iron rod (new)

Thence, with a curve to the right having a radius of 569.90 feet, arc distance of 88.82 feet, central angle of 08 degrees 55 minutes 47 seconds, chord North 12 degrees 48 minutes 18 seconds West 88.73 feet to the POINT OF BEGINNING.

Containing an area of 3,142,603 Square Feet or 72.14 Acres more or less.

Being a tract of land lying in the 24th Civil District of Wilson County, City of Mt. Juliet, Tennessee, said tract being part of Parcel 17.01 on Tax Map 78, said tract lying on the **westerly side of Old Beckwith Road**, and being more particularly described as follows:

BEGINNING at an iron rod (old) on the westerly right-of-way (50 feet wide) of Old Beckwith Road, said iron rod (old) being at the intersection of said right-of-way with the northerly boundary line of the LP Land Holdings LLC property recorded in Book 1622, page 1362 in the Register's Office for Wilson County, Tennessee, and being the southeast corner of the portion of Parcel 17.01 lying on the east side of Old Beckwith Road;

Thence, with the northerly line of said LP Land Holdings LLC, North 81 degrees 41 minutes 42 seconds West 353.63 feet to an iron rod (new);

Thence, with the northerly right-of-way of Golden Bear Gateway (120 feet wide) along a curve to the left having a radius of 1074.68 feet, an arc distance of 160.21 feet, a central angle of 8 degrees 32 minutes 29 seconds, chord North 51 degrees 45 minutes 18 seconds West 160.06 feet, to an iron rod (new),

Thence, with the easterly line of Prime Asset LLC of record in Book 2200, Page 856 of said Register's office the next eight (8) calls:

Thence, North 7 degrees 39 minutes 32 seconds East 386.19 feet to a 6" cedar,
Thence, North 14 degrees 50 minutes 48 seconds East 112.01 feet to an iron rod (new),
Thence, North 12 degrees 14 minutes 12 seconds East 73.90 feet to an 6 inch cedar post,
Thence, North 06 degrees 52 minutes 54 seconds East 135.47 feet to an iron rod (new),
Thence, North 02 degrees 59 minutes 29 seconds West 88.25 feet to an 8 inch dead cedar,
Thence, North 03 degrees 52 minutes 22 seconds East 73.87 feet iron rod (new),
Thence, North 08 degrees 04 minutes 47 seconds East 316.22 feet to an iron rod (new),
Thence, North 12 degrees 02 minutes 28 seconds East 87.37 feet to an iron rod (old),

Thence, with the westerly right of way with said Old Beckwith Road the next nine (9) calls:

Thence, with a curve to the left having a radius of 619.90 feet, an arc distance of 103.70 feet, a central angle of 09 degrees 35 minutes 06 seconds, chord South 12 degrees 28 minutes 39 seconds East 103.58 feet to an iron rod (new) ,

Thence, South 17 degrees 16 minutes 12 seconds East 129.45 feet to an iron rod (new) ,

Thence, with a curve to right having a radius of 1125.00 feet, an arc distance of 191.43 feet, a central angle of 09 degrees 44 minutes 57 seconds, chord South 12 degrees 23 minutes 43 seconds East 191.20 feet to an iron rod (new) ,

Thence, South 07 degrees 31 minutes 14 seconds East 157.68 feet to an iron rod (new),

Thence, with a curve to the left having a radius of 500.00 feet, an arc distance of 148.52 feet, a central angle of 17 degrees 01 minutes 09 seconds, chord South 16 degrees 01 minutes 49 seconds East 147.97 feet to an iron rod (new),

Thence, South 24 degrees 32 minutes 23 seconds East 56.28 feet to an iron rod (new)

Thence, with a curve to the left having a radius of 1175.00 feet; an arc distance of 242.46, a central angle of 11 degrees 06 minutes 36 seconds, chord South 18 degrees 37 minutes 42 seconds East 242.03 feet to an iron rod (new),

Thence, South 12 degrees 43 minutes 01 seconds East 106.20 feet to an iron rod (new),

Thence, with a curve to right having a radius of 875.00 feet, an arc distance of 316.04 feet, a central angle of 20 degrees 41 minutes 42 seconds, chord South 2 degrees 22 minutes 10 seconds East 314.33 feet to the POINT OF BEGINNING.

Containing 360,816 Square Feet or 8.28 Acres more or less.