

**EXHIBIT A**

**DESCRIPTION OF THE PROPERTY**

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## Land Description

Being a parcel of land located in the 19<sup>th</sup> Councilmanic District of Davidson County, Nashville, Tennessee, and being more particularly described as follows:

Beginning at a brass disk set in a sidewalk, by this survey, at the southeast intersection of the First Avenue South eastern right-of-way and Shelby Street southern right-of-way, also being the northwest corner and TRUE POINT OF BEGINNING of the herein described tract.

Thence, the following calls are with the southern right-of-way of Shelby Street, North 62 Degrees 34 Minutes 08 Seconds East, a distance of 183.32 feet to a 5/8" iron pin with cap, set by this survey; Thence, North 47 Degrees 46 Minutes 40 Seconds East, a distance of 76.27 feet to the western limits of the Cumberland River; Thence, leaving Shelby Street, the following calls represent the meandering low water mark of the Cumberland River, South 52 Degrees 37 Minutes 09 Seconds East, a distance of 169.96 feet; Thence, South 53 Degrees 14 Minutes 36 Seconds East, a distance of 49.68 feet; Thence, South 61 Degrees 08 Minutes 53 Seconds East, a distance of 115.17 feet; Thence, South 60 Degrees 35 Minutes 54 Seconds East, a distance of 140.63 feet; Thence, South 34 Degrees 48 Minutes 19 Seconds East, a distance of 17.95 feet; Thence, South 79 Degrees 57 Minutes 55 Seconds East, a distance of 19.24 feet; Thence, South 62 Degrees 37 Minutes 47 Seconds East, a distance of 76.90 feet; Thence, South 65 Degrees 04 Minutes 46 Seconds East, a distance of 247.18 feet to the northeastern corner of the Nashville and Eastern Railroad Corporation (hereafter referred to as "NERC"); Thence, with the northern line of said NERC, South 63 Degrees 04 Minutes 44 Seconds West, a distance of 158.03 feet to a 5/8" iron pin with cap, set by this survey at the northwestern corner of said NERC; Thence, South 55 Degrees 36 Minutes 19 Seconds East, a distance of 280.40 feet to a 5/8" iron pin with cap, set by this survey on the northern right-of-way of Gateway Boulevard; Thence, the following calls are with the northern right-of-way of Gateway Boulevard, with a non-tangent curve to the right, having a radius of 628.94 feet, along an arc length of 342.58 and through a chord bearing of South 37 Degrees 30 Minutes 33 Seconds West, a chord distance of 338.36 feet to a 5/8" iron pin with cap, set by this survey; Thence, North 26 Degrees 02 Minutes 50 Seconds West, a distance of 34.70 feet to a 5/8" iron pin with cap, set by this survey; Thence, South 63 Degrees 51 Minutes 11 Seconds West, a distance of 375.35 feet to a brass disk set in a sidewalk, by this survey, at the northeast intersection of the First Avenue South eastern right-of-way and Gateway Boulevard northern right-of-way; Thence, with the eastern right-of-way of First Avenue South, North 27 Degrees 03 Minutes 38 Seconds West, a distance of 459.17 feet to a brass disk set in a sidewalk, by this survey; Thence, South 62 Degrees 56 Minutes 29 Seconds West, a distance of 4.89 feet to a brass disk set in a sidewalk, by this survey; Thence, North 27 Degrees 03 Minutes 28 Seconds West, a distance of 567.43 to the TRUE POINT OF BEGINNING, containing 535,238 square feet or 12.29 acres, more or less.

The above description was prepared by Barry E. Roberts, Tennessee Registered Land Surveyor #2146, referencing a survey by Gresham, Smith and Partners, dated May 25, 2005.