

THIS INSTRUMENT PREPARED BY AND RETURNABLE TO:

RENÉE E. CASTLE  
McDONNELL, BOYD, SMITH & SOLMSON  
SUITE 328, 6060 PRIMACY PARKWAY  
MEMPHIS, TENNESSEE 38119  
(901) 685-2550

WARRANTY DEED

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, REALTY & FINANCIAL SERVICES, INC., a Tennessee corporation (herein "Grantor"), does hereby grant, bargain, sell and warrant unto WESTCO DEVELOPMENT #3, INC. a Delaware corporation, (herein "Grantee") that certain lot, tract or parcel of land lying and being situated in the City of Southaven, County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

22.5792 acres, located in the northeast quarter of Section 31, Township 1 South, Range 7 West, Southaven, DeSoto County, Mississippi, more particularly described as follows:

Begin at a point at the accepted northeast corner of Section 31, Township 1 South, Range 7 West, said point being the approximate centerline intersection of Goodman (Mississippi State Highway No. 302) Road and Swinnea Road; thence South 00 degrees 15 minutes 35 seconds East 245.07 feet with the centerline of Swinnea Road to the True Point of Beginning for the herein described tract; thence continue South 00 degrees 15 minutes 35 seconds East 525.96 feet with said centerline to a point; thence North 88 degrees 59 minutes 57 seconds West 690.36 feet with the northerly line of Southern Pines Subdivision (Plat Book 21, Page 43-46) to an iron stake (found); thence South 08 degrees 35 minutes 05 seconds West 52.15 feet to an iron stake (found); thence South 03 degrees 30 minutes 50 seconds West 57.04 feet to an iron stake (found); thence South 89 degrees 37 minutes 40 seconds West 159.95 feet with a northerly line of said subdivision to a P.K. nail in the present centerline of Southern Pines Drive; thence South 00 degrees 26 minutes 25 seconds East 31.69 feet with said centerline to a P.K. Nail; thence South 89 degrees 37 minutes 45 seconds West 462.31 feet with the northerly line of said subdivision to an iron stake; thence North 00 degrees 13 minutes 11 seconds East 845.98 feet to a point in the proposed southerly right-of-way line of Goodman (Mississippi Highway No. 302) Road, as shown on the plans of Proposed State Highway Project Number 97-0021-01-007-10; thence eastwardly with the proposed southerly right-of-way line of said road the following courses; thence South 89 degrees 00 minutes 00 seconds East 25.02 feet to a point that is perpendicular to and 80 feet southerly of Highway Survey Station 514+50 on the centerline of survey of said proposed Highway Project; thence North 01 degrees 00 minutes 00 seconds East 20.00 feet to a point; thence North 85 degrees 17 minutes 00 seconds East 50.20 feet; thence South 89 degrees 00 minutes 00 seconds East 900.00 feet; thence North 87 degrees 11 minutes 00 seconds East 75.20 feet; thence South 89 degrees 00 minutes 00 seconds East 13.60 feet to a point in the westerly line of the Grenada Bank Tract; thence south 00 degrees 15 minutes 44 seconds East 194.92 feet with the westerly line of said tract to an iron stake (found); thence South 89 degrees 00 minutes 24 seconds East 253.09 feet to the point of beginning containing 22.5792, more or less, acres of land.

The warranty of this conveyance is subject to:

1989 City and County real estate taxes, not yet due and payable, and for subsequent years.

Right of way and easement granted to Mississippi Power and Light Company, by right of way instrument dated November 11, 1981, recorded in Right of Way Deed Book 150, Page 699, in the office of the Chancery Clerk of DeSoto County, Mississippi. Said right of way is 25-30 feet in width and is shown on survey of Ben W. Smith, dated November 22, 1988 and revised May 4, 1989, May 9, 1989

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and May 10, 1989.

Ten foot right of way and easement granted to Mississippi Power & Light Company, by instrument recorded in Right of Way Deed Book 110, Page 368, in the office of the Chancery Clerk of DeSoto County, Mississippi, and as shown on said survey.

Service poles and power lines, as shown on said survey.

Any portion of said property lying within the purported right-of-way or area claimed by the City of Southaven as right-of-way for Swinnea Road, as is shown on said survey.

Existing eight inch sanitary sewer line long east property line and existing ten foot sanitary sewer line along west property line of subject property, same as shown on said survey.

Temporary easement conveyed to the Mississippi State Highway Commission on May 2, 1989, same as shown on said survey.

Drainage ditches as shown on said survey.

The Grantor herein covenants and warrants that the aforescribed real estate constitutes no part of his or her homestead.

Ad valorem taxes for the year 1989 have been prorated as of the date hereof and, when due, shall be paid by the Grantee herein.

WITNESS the signature of the Grantor this 12th day of May, 1989.

Realty & Financial Services, Inc.

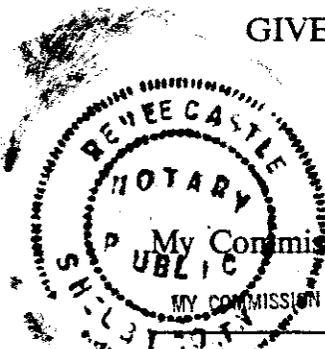
By:

Robert M. Solmson  
President

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Robert M. Solmson, President of Realty & Financial Services, Inc., the above named grantor, a Tennessee corporation, who acknowledged that for and on its behalf, he signed, sealed and delivered the foregoing Warranty Deed on the day and year therein mentioned as its act and deed, being first duly authorized so to do.

GIVEN under my hand and official seal, this 12th day of May, 1989.

  
Notary Public

GRANTOR'S ADDRESS: Suite 200, 1213 Park Place Center, Memphis, TN. 38119

GRANTEE(S) ADDRESS: Suite 725, 6075 Poplar Ave., Memphis, TN. 38119

PROPERTY ADDRESS: Pear Tree Plaza  
Southaven, MS

MBSS NO.: R1811-060