

STATE MS.-DE SOTO CO.  
FILED

JAN 8 10 26 AM '03

BK 435 PG 518  
W.E. DAVIS CH. CLK.

PREPARED BY AND RETURN TO:

Mark P. Scheer, Esq.  
2408 Mount Vernon Road  
Suite 200  
Atlanta, Georgia 30338  
MA

To the Chancery Court of De Soto County, Mississippi

The real property described herein is situated in Olive Branch, De Soto County, Mississippi, as recorded in Plat Book 81, Page 25, in the office of the Clerk of Chancery Court of De Soto County, Mississippi.

**GENERAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid, and other good and valuable considerations, at and before the sealing and delivery of this Deed, the receipt and sufficiency of which are hereby acknowledged, the undersigned DAVIDSON OAKS L.L.C., a Mississippi Limited Liability Company having an address of 6125 Goodman Road, Olive Branch, Mississippi 38654 ("Grantor"), has granted, bargained, sold and conveyed, and by this Deed does grant, bargain, sell and convey unto ATLANTIC FINANCIAL GROUP, LTD., a Texas limited partnership having an address of 2808 Fairmount, Suite 250 LB9, Dallas, Texas 75201 ("Grantee"), and unto its assigns forever, all that tract or parcel of land lying in the County of De Soto and the State of Mississippi which is more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all improvements, located thereon and all hereditaments and appurtenances thereto.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 Grantee and its assigns forever in FEE SIMPLE, and free from all liens and encumbrances.

And Grantor hereby covenants that Grantor will forever warrant and defend the right and title to the above-described property unto Grantee, and unto its assigns, against the lawful claims and demands of all persons.

Ad valorem taxes for the year 2003 are to be prorated on an estimated basis between Grantor and Grantee.

The herein describe property is the same property conveyed to the Grantor by Warranty Deed recorded in Book 373, Page 488, in the Chancery Clerk's Office of De Soto County, Mississippi.

Possession is to be given on delivery of this General Warranty Deed.

WITNESS the signature of the Grantors on this 3rd day of January, 2003.

DAVIDSON OAKS L.L.C., a Mississippi Limited Liability Company (SEAL)

By: [Signature]  
Name:  
Manager

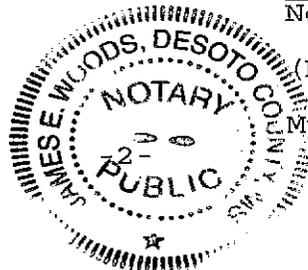
By: [Signature]  
Name:  
Title: Sec

STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, within my jurisdiction, the within named William Pass, Jr. and George G. Collins, who acknowledged that they are, respectively, the Manager and Secretary of DAVIDSON OAKS L.L.C., a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company and as its act and deed, they signed and delivered the foregoing General Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said limited liability company so to do.

Given under my hand and seal of office this the 2nd day of January, 2003.

[Signature]  
Notary Public



(NOTARIAL SEAL)

My commission expires:

7-19-07

Property Address: Vacant Property

Address of Grantors:

6125 Goodman Road  
Olive Branch, Mississippi 38654

Business Telephone: 662-895-7277  
Home Telephone: N/A

Address of Grantee:

Atlantic Financial Group, Ltd.  
c/o Genuine Parts Company  
2999 Circle 75 Parkway  
Atlanta, Georgia 30339  
Attention: Director of Real Estate

Business Telephone: 770-953-1700  
Home Telephone: N/A

PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS. TYPE OF INSTRUMENT:

General Warranty Deed.

PREPARER'S NAME AND ADDRESS:

Mark P. Scheer  
2408 Mount Vernon Road, Suite 200  
Atlanta, Georgia 30338

INDEXING INSTRUCTIONS:

The subject property is part of a platted subdivision and no further indexing instruction is required.

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

## EXHIBIT "A"

A tract of land located in part of the Northwest quarter of the Northwest quarter of Section 31, Township 1 South, Range 6 West, also known as Lot 1 of proposed Davidson Oaks Commercial Subdivision (unrecorded), and described as follows:

Commencing at the Northwest corner of Section 31, Township 1 South, Range 6 West;

Thence on a bearing of North 90 degrees 00 minutes 00 seconds East, a distance of 84.82 feet to a point;

Thence on a bearing of South 00 degrees 00 minutes 00 seconds East, a distance of 94.20 feet to a concrete right-of-way marker found in the Southerly line of Goodman Road (Highway 302, right-of-way width varies), said marker being the true Point of Beginning;

Thence on a bearing of North 85 degrees 33 minutes 51 seconds East along the Southerly line of said Goodman Road, a distance of 128.03 feet to a 1/2 inch rebar set, said point also being the Northwesterly corner of Lot 2 of proposed Davidson Oaks Commercial Subdivision (unrecorded);

Thence on a bearing of South 00 degrees 13 minutes 33 seconds East (call = North 00 degrees 15 minutes 27 seconds West) along the Westerly line of said Lot 2 of proposed Davidson Oaks Commercial Subdivision, a distance of 255.34 feet to a 1/2 inch rebar set in the Northerly line of Lot 10 of said proposed Davidson Oaks Commercial Subdivision;

Thence on a bearing of North 89 degrees 52 minutes 51 seconds West (call = North 89 degrees 53 minutes 07 seconds West) along the Northerly line of said Lot 10 of proposed Davidson Oaks Commercial Subdivision, a distance of 170.00 feet to a 1/2 inch rebar set in the Easterly line of Davidson Road (80 feet right-of-way);

Thence on a bearing of North 00 degrees 13 minutes 28 seconds West (call = North 00 degrees 15 minutes 27 seconds West) along the Easterly line of said Davidson Road, a distance of 193.01 feet to a concrete right-of-way marker found;

Thence on a bearing of North 38 degrees 57 minutes 23 seconds East (call = North 38 degrees 55 minutes 50 seconds East), a distance of 66.97 feet to the Point of Beginning;

Containing 0.946 acres or 41,223.528 square feet, as shown on plat of survey prepared by Ashworth Engineering, Inc., Danny Metts, Mississippi Certificate number 2527.