

Prepared by and Return to
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
601393-4450

STATE MS. - DESOTO CO.
FILED

JAN 9 2 18 PM '03

WARRANTY DEED

BK 435 PG 583
W.E. DAVIS CH. CLK.

CAMP CREEK CENTER, L.L.C.,
A MISSISSIPPI LIMITED LIABILITY COMPANY

GRANTOR(S)

TO

ABBAY HYDE ENTERPRISES, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CAMP CREEK CENTER, L.L.C., a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto ABBAY HYDE ENTERPRISES, LLC., a Mississippi Limited Liability Company, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 6, Craft-Goodman Commercial Subdivision, Second Revision of Phase 1, in Section 28, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as shown by plat appearing record in Plat Book 81, Page 1 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi, and further subject to the following, to-wit:

1. Declaration of Restrictive Covenant, dated June 29, 2001, filed of record July 2, 2001 at 4:34 P.M. in Book 395, Page 381 of the land records of DeSoto County, Mississippi.
2. Utility easements to the City of Olive Branch, in Book 60, Page 47; Book 229, Page 37; Book 240, Page 154 and Book 276, Page 659 of the records aforesaid.
3. Reciprocal Easement Agreement between Camp Creek Center, L.L.C. and John Hyneman Development Co., Inc. and Anthony M. McGregor, dated June 29, 2001, filed of record July 2, 2001 at 4:34 P.M. in Book 395, Page 386 of the records aforesaid.
4. Declaration of Easements, Covenants and Restrictions, dated March 6, 2002, by Camp Creek Center, L.L.C. as declarant and recorded in Book 414, Page 309, of the records aforesaid.
5. The protective covenants, building setback lines, utility easements and other restrictions as shown upon or contained in instrument filed of record in the office of the DeSoto County Chancery Clerk, and recorded in said office in Plat Book 75, Page 38 and as revised in Plat Book 77 at Page 29.
6. Grantor does hereby declare and establish, as a restrictive covenant running with the land and burdening Lot 6, that Lot 6 shall not be leased, used or occupied, in whole or in part, directly or indirectly, to sell, rent and/or distribute prerecorded video cassettes, video tapes, video discs, laser discs, video games (including without limitation CD-I), digital versatile discs (i.e. DVD's) or other video software (including CD-ROM) and/or any substitutes for, or items which are a technological evolution of, the foregoing items (hereinafter, collectively "Video Exclusive Items"). This covenant shall run with the land for a period of twenty (20) years from the date hereof.

Taxes for the year 2003 shall be the Grantee's responsibility.

Possession is to be given with delivery of Deed.

WITNESS my signature this the 2nd day of January, 2003.

CAMP CREEK CENTER, L.L.C.

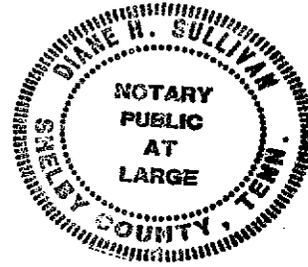
BY: [Signature]
Robert L. Wenner, Executive Manager & Secretary

STATE OF TENNESSEE

COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 2nd day of January, 2003, within my jurisdiction, the within named Robert L. Wenner, who acknowledged that he is the Executive Manager & Secretary of Camp Creek Center, L.L.C., a Mississippi Limited Liability Company, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

[Signature]
Notary Public



My commission expires:

August 29, 2006

GRANTOR(S) ADDRESS:

GRANTEE(S) ADDRESS:

C/o Southern Stores, Inc.
116 Timber Creek Drive
Cordova, TN 38018-4234
901-759-5322

P.O. Box 366
Walls, MS 38680

601-781-1077

SEARCHED
SERIALIZED
INDEXED
FILED
JAN 29 2006
MEMPHIS
TENN.