

This instrument prepared by and  
return to:  
Armstrong Allen, PLLC  
6060 Poplar Avenue, Suite 140  
Memphis, Tennessee 38119  
(901) 866-5332

BK 0447 PG 0284

STATE MS.-DE SOTO CO.  
FILED

JUN 30 2 16 PM '03

ps  
ps

BK 447 PG 284  
W.E. DAVIS CH. CLK.

WARRANTY DEED  
(Mississippi)

THIS INDENTURE, made and entered into as of the 26<sup>th</sup> day of June, 2003, by and between PINNACLE CENTER I, LLC, a Mississippi limited liability company ("Grantor"), and T&N PROPERTIES, LLC, a Mississippi limited liability company ("Grantee"),

WITNESSETH: That for the consideration of Ten and No/100 Dollars (\$10.00) cash in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of all of which is expressly acknowledged hereby, Grantor has bargained and sold and does hereby bargain, sell, convey and warrant unto the Grantee the following described real estate, situated and being in the County of Desoto, State of Mississippi, to-wit:

**PROPERTY IN DESOTO COUNTY, MISSISSIPPI:**

Part of Lot 2 LeBonheur Ambulatory Subdivision, First Revision, in Section 30, Township 1 South, Range 7 West as recorded in Plat book 38, Pages 3 and 4 in the Desoto County Chancery Court Clerk's Office and being more particularly described as follows:

COMMENCING at the northwest corner of Section 30, Township 1 South, Range 7 West, thence South 701.04 feet; thence East 53.00 feet to the True Point of Beginning, being an iron pin set (1/2" rebar) in the east line of Airways Boulevard (106' right of way) and being the northwest corner of Lot 2 of said LeBonheur Ambulatory Subdivision, First Revision.

Thence South 89 deg. 59 min. 17 sec. East along the north line of the subdivision a distance of 225.95 feet to an iron pin set (1/2" rebar);

Thence South 00 deg. 00 min. 00 sec. West a distance of 210.13 feet to an iron pin set (1/2" rebar);

Thence North 89 deg. 59 min. 17 sec. West a distance of 4.38 feet to an iron pin set (1/2" rebar);

Thence South 00 deg. 24 min. 13 sec. East a distance of 46.53 feet to an iron pin set (1/2" rebar);

Thence South 88 deg. 45 min. 32 sec. West a distance of 72.50 feet to an iron pin set (1/2" rebar);

Thence South 00 deg. 23 min. 55 sec. West a distance of 152.02 feet to an iron pin set (1/2" rebar);

Thence South 89 deg. 52 min. 03 sec. West a distance of 148.36 feet to an iron pin set (1/2" rebar) in the east line of Airways Boulevard;

Thence North 00 deg. 00 min. 00 sec. West along said east line a distance of 410.63 feet to the point of beginning.

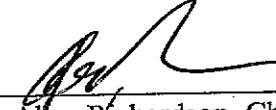
Being the same property conveyed to Grantor in Warranty Deed of record in Deed Book 441, Page 518, in the Chancery Clerk's Office of DeSoto County, Mississippi.

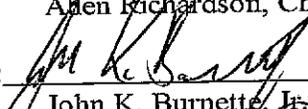
This conveyance is subject to a reservation of an easement for a sewer line and any ancillary equipment for sewer service for the benefit of the property lying west and immediately adjacent to the abovedescribed real estate as shown on survey by Campbell Surveying Co., Inc., dated March 27, 2003, which survey is attached hereto and made a part hereof as Exhibit A of record in Book 441, Page 517, as modified by Grant of Easement (Relocation) and Covenants Running with the Land of record in Book \_\_\_\_\_, Page \_\_\_\_\_, in the Chancery Clerk's Office, DeSoto County, Mississippi. This conveyance is also subject to the subdivision restrictions and any zoning regulations in effect in Desoto County, rights of ways and easements for public roads and public utilities and further subject to all applicable building restrictions and restrictive covenants and easements of record, mineral rights, Right of Way Easement to Mississippi Power and Light Company of record in Book 231, Page 576, said Chancery Clerk's Office, Declaration of Perpetual Nonexclusive Easement for Parking, Vehicular and Pedestrian Ingress and Egress of record in Book 434, Page 192, said Chancery Clerk's Office, retention of mineral rights and easement for ingress and egress reserved in Warranty Deed of record in Deed Book 233, Page 155, said Chancery Clerk's Office and easements, building setback line and landscape strip of record in Plat Book 34, Page 48, said Chancery Clerk's Office.

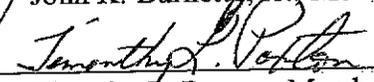
TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

WITNESS the signature of the Grantor the day and year first above written.

PINNACLE CENTER I, LLC,  
A MISSISSIPPI LIMITED LIABILITY COMPANY

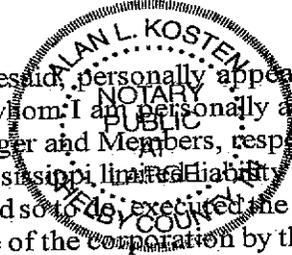
BY:   
Allen Richardson, Chief Manager

BY:   
John K. Burnette, Jr., Member

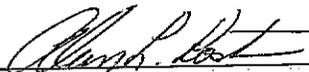
BY:   
Timothy L. Paxton, Member

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, a Notary Public of the state and county aforesaid, personally appeared Allen Richardson, John K. Burnette, Jr. and Timothy L. Paxton, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Manager and Members, respectively of PINNACLE CENTER I, LLC, the within named bargainor, a Mississippi limited liability company, and that they as such Chief Manager and Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by themselves of such Chief Manager and Members.



WITNESS my hand and seal at office, this 26<sup>th</sup> day of June, 2003.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
6-21-06

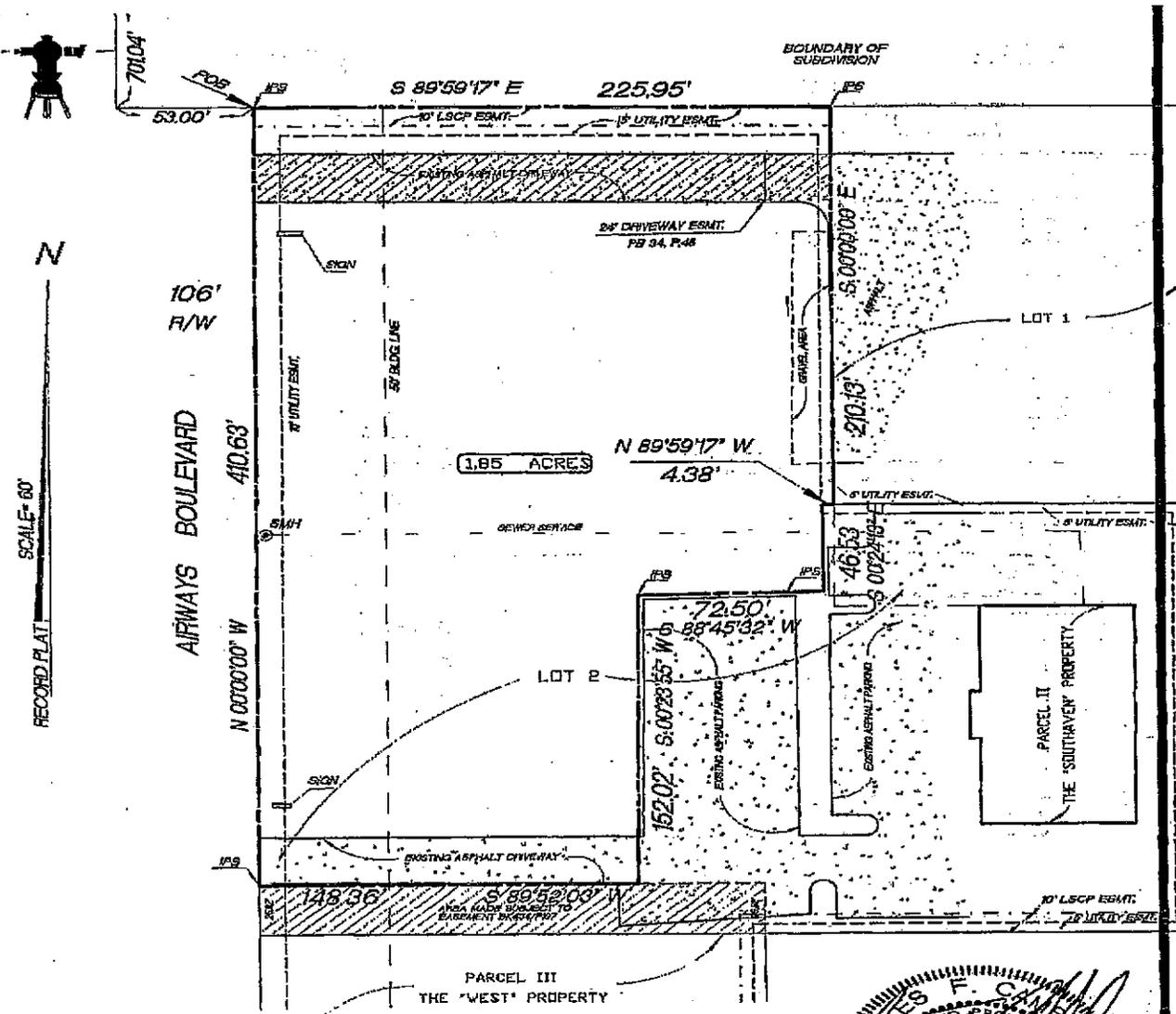
Grantor's Mail Address:

Pinnacle Center I, LLC  
c/o 5719 Raleigh LaGrange Road #5  
Memphis, Tennessee 38134  
(901) 681 3434

Grantee's Mailing Address:

T&N Properties, LLC  
917 Hardwood View Cove  
Collierville, Tennessee 38017  
(901) 533-1146

**INDEXING INSTRUCTIONS: West half of the Northwest Quarter of Section 30, Township 1 South, Range 7 West, Desoto County, Mississippi**



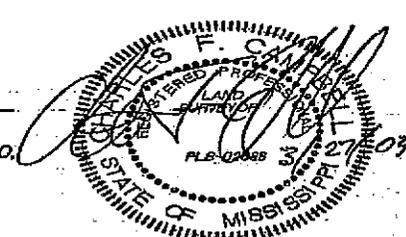
Sheet 1 of 2

**LEGEND (where applicable)**  
 I.P.F. = 1/2" Rebar found  
 I.P.S. = 1/2" Rebar set  
 ↓ = Old chisel mark in concrete  
 S.F.P. = Steel fence post found

**Class B Survey**  
 This survey meets the minimum requirements for the State of Mississippi.  
 This property is not located in a special flood hazard area per FEMA map number 28033 C 0041 E 6/19/97 Zone "X"

I hereby certify that this survey has been made using the latest recorded deed, that there are no visible encroachments or projections other than those shown and that the survey is true and correct to the best of my knowledge and belief.

**PROPERTY DESCRIPTION**  
 Part of Lot 2 LeBonheur Ambulatory Subdivision, First Revision in Section 30, Township 1 South, Range 7 West as recorded in Plat Book 38, Pages 3 and 4 Desoto County Chancery Clerks Office, Southaven, Mississippi.  
 Date of field survey 2/5/03  
 Revised 3-6-2003 for property configuration  
 Revised 3-27-2003 to reverse property configuration



**CAMPBELL SURVEYING CO. INC.**  
 1023 S. YATES • SUITE 201 • MEMPHIS, TN 38119 • (901) 683-9114  
 NIEL HARKAVY ATTY.

EXHIBIT A

**CAMPBELL SURVEYING CO., INC.**  
1023 SOUTH YATES ROAD #201  
MEMPHIS, TN 38119  
Ph. (901) 683-9114  
Fax (901) 761-4660  
Email [CAMPBELLSURVEY@YAHOO.COM](mailto:CAMPBELLSURVEY@YAHOO.COM)

Sheet 2 of 2

**Property Description**

Part of Lot 2 LeBonheur Ambulatory Subdivision, First Revision, in Section 30, Township 1 South, Range 7 West as recorded in Plat Book 38 pages 3 and 4 in the DeSoto County Chancery Court Clerks Office, and being more particularly described as follows:

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thence South 89 degrees 59 minutes 17 seconds East along the north line of the subdivision a distance of 225.95 feet to an iron pin set (1/2" rebar);

thence South 00 degrees 00 minutes 00 seconds West a distance of 210.13 feet to an iron pin set (1/2" rebar);

thence North 89 degrees 59 minutes 17 seconds West a distance of 4.36 feet to an iron pin set (1/2" rebar);

thence South 00 degrees 24 minutes 13 seconds East a distance of 46.53 feet to an iron pin set (1/2" rebar);

thence South 88 degrees 45 minutes 32 seconds West a distance of 72.50 feet to an iron pin set (1/2" rebar);

thence South 00 degrees 23 minutes 55 seconds West a distance of 152.02 feet to an iron pin set (1/2" rebar);

thence South 89 degrees 52 minutes 03 seconds West a distance of 148.36 feet to an iron pin set (1/2" rebar) in the east line of Airways Boulevard;

thence North 00 degrees 00 minutes 00 seconds West along said east line a distance of 410.63 feet to the point of beginning, containing 1.85 acres of land.

Note: There are two signs located as shown. Underground sewer service lines are located as shown.