

*Handwritten initials*

**INDEXING:**

**Lot 8 of Southaven Towne Center  
Section 36, Township 1 South, Range 8 West  
City of Southaven, Desoto County, Mississippi**

**SPECIAL WARRANTY DEED**

*Phone # 423-855-0001*

The Grantor, **CBL & ASSOCIATES MANAGEMENT, INC.**, a Delaware corporation, whose address is CBL Center, Suite 500, 2030 Hamilton Place Boulevard, Chattanooga, Tennessee 37421 ("**Grantor**"), hereby sells, conveys and specially warrants to **BOISE SPECTRUM LLC**, an Idaho limited liability company, as to an undivided eighty-five percent (85%) interest, and **MRH VENTURE CAPITAL LLC**, an Idaho limited liability company, as to an undivided fifteen percent (15%) interest, whose address is 8645 W. Franklin Road, Boise, Idaho, 83709, as tenants in common, (hereinafter collectively "**Grantee**"), those certain premises situated in or near the City of Southaven, DeSoto County, Mississippi, more particularly described in Exhibit "A" attached hereto and made a part hereof (the "**Property**"). This conveyance is subject to the matters set forth in Exhibit "B" attached hereto and made a part hereof.

*Phone # 208-977-4748*

This conveyance is made for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor.

Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the Property, together with all and singular, the rights and appurtenances thereto in any wise belonging, unto the Grantee, its successors and assigns, against all persons lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Dated this 18<sup>th</sup> day of March, 2005.



**CBL & ASSOCIATES MANAGEMENT, INC.**

By: *Augustus N. Stephas*

Name: Augustus N. Stephas

Title: Senior Vice-President

ATTEST:

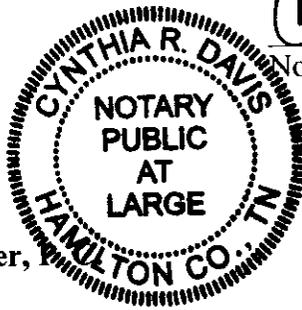
By: *James D. Henderson*  
Name: James D. Henderson  
Title: Assistant Secretary

STATE OF TENNESSEE  
COUNTY OF HAMILTON

Before me, the undersigned, a notary public in and for the County and State aforesaid, personally appeared Augustus N. Stophus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Senior Vice-President of **CBL & ASSOCIATES MANAGEMENT, INC.**, a Delaware corporation, and that he as such Senior Vice-President being authorized so to do, signed, executed and delivered the foregoing instrument for the purposes herein contained, by signing the foregoing instrument as Senior Vice-President of said **CBL & ASSOCIATES MANAGEMENT, INC.**, a Delaware corporation, on the day and year therein mentioned.

Witness my hand and seal this the 17<sup>th</sup> day of March, 2005.

Cynthia R. Davis  
Notary Public



My commission expires: 10-06-07

**This Instrument Prepared By:**  
**Shumacker Witt Gaither & Whitaker, P.C.**  
**CBL Center, Suite 210**  
**2030 Hamilton Place Boulevard**  
**Chattanooga, Tennessee 37421**  
**Attention: James D. Henderson, Esq.**  
**Phone: 423-425-7000**

**After recording, please return to:**  
**Nancy Patrick, CLAS**  
**Hawkins Companies LLC**  
**8645 W. Franklin Road**  
**Boise, Idaho 83709**  
**Phone: 208-947-4748**

**EXHIBIT "A"****LEGAL DESCRIPTION OF THE PROPERTY**

Lot 8 of Southaven Towne Center Subdivision in Section 36, Township 1 South, Range 8 West, City of Southaven, Desoto County, Mississippi, as shown upon the Subdivision Plat entitled "Revision One, Lots 1 thru 14 and 16 thru 17, Southaven Towne Center, Zoned C4", prepared by Southern States Survey, Inc., dated February 11, 2005, recorded in Plat Book 91, pages 6 and 7, in the Office of the Chancery Court Clerk, Desoto County, Mississippi.

**EXHIBIT "B"****PERMITTED EXCEPTIONS**

1. Taxes or special assessments which are not shown as existing liens by the public records.
2. Ad valorem taxes for the year 2005 and subsequent years.
3. Easements and Restrictions Agreement of record in Book 493, page 560, Office of the Chancery Court Clerk, Desoto County, Mississippi.
4. All matters shown on the Subdivision Plat entitled "Revision One, Lots 1 thru 14 and 16 thru 17, Southaven Towne Center, Zoned C4", prepared by Southern States Survey, Inc., dated February 11, 2005, recorded in Plat Book 91, pages 6 and 7, in the Office of the Chancery Court Clerk, Desoto County, Mississippi.
5. Temporary and Permanent Access Drive Construction, and Maintenance Agreement between CBL & Associates Management, Inc. and Logan's Roadhouse, Inc. of record in Book 495 page 21, Chancery Court Clerk, Desoto County, Mississippi
6. Restriction contained in Special Warranty Deed from CBL & Associates Management, Inc. to Logan's Roadhouse, Inc. of record in Book 495, page 16, Office of the Chancery Court Clerk, Desoto County, Mississippi.
7. All matters shown on the ALTA-ACSM Land Title Survey, Lot 8, Revision One, Southaven Towne Center, Zoned C4, dated December 15, 2004, last revised March 15, 2005 by Civil & Environmental Consultants, Inc., File #042-036.
8. Zoning, building and subdivision laws, ordinances and regulations.
9. Other encumbrances, easements or encroachments of record except for the lien of any deed of trust or mortgage.