

**WARRANTY DEED**

SIDNEY VANDERBURG, et al

GRANTORS

TO

GROVE PARTNERS, LLC,  
a Mississippi Limited Liability Company

GRANTEE

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, We, SIDNEY VANDERBURG and wife, ORAFINE VANDERBURG, R.P. FUNDERBURK, III and wife, ELIZABETH FUNDERBURK, DAVID H. VANDERBURG, LANEY FUNDERBURK, ARTHUR PRICE FUNDERBURK, ROBERT ANDREW FUNDERBURK, and LANEY FUNDERBURK AS TRUSTEE of the Last Will and Testament of Ira C.H. Funderburk, and LANEY FUNDERBURK AS TRUSTEE for Arthur Price Funderburk and Robert Andrew Funderburk, do hereby sell, convey and warrant unto GROVE PARTNERS, LLC, a Mississippi Limited Liability Company, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

SEE EXHIBIT A

The warranty in this Deed is subject to a right-of-way to Mississippi Power & Light as recorded in Book 37, Page 79, a right-of-way to Town of Olive Branch, Mississippi as recorded in Book 50, Page 157, an easement to East Side School and Town of Olive Branch as recorded in Book 60, Page 46, a temporary easement to Mississippi Transportation Commission as recorded in Book 296, Page 97 and sewer easements to City of Olive Branch, Mississippi as recorded in Book 305, Page 547 and Book 307, Page 363, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi. The warranty in this Deed is further subject is to all subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi and rights-of-way and easements for public roads and public utilities.

Taxes for the year 2005 have been prorated and shall be paid by the Grantee when and as due. Possession is to take place upon the delivery of this Deed.

WLWS

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WITNESS OUR SIGNATURES, this the 6<sup>th</sup> day of April, 2005.

Sidney Vanderburg  
SIDNEY VANDERBURG

Orafine Vanderburg  
ORAFINE VANDERBURG

R.P. Funderburk III  
R.P. FUNDERBURK, III

Elizabeth Funderburk  
ELIZABETH FUNDERBURK

David H. Vanderburg  
DAVID H. VANDERBURG

Laney Funderburk  
LANEY FUNDERBURK

Arthur Price Funderburk  
ARTHUR PRICE FUNDERBURK

Robert Andrew Funderburk  
ROBERT ANDREW FUNDERBURK

Laney Funderburk  
LANEY FUNDERBURK, as Trustee of the Last Will and Testament of Ira C.H. Funderburk

Laney Funderburk  
LANEY FUNDERBURK, as Trustee for Arthur Price Funderburk and Robert Andrew Funderburk

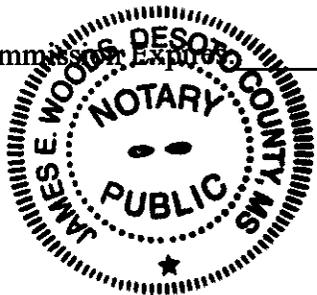
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 6<sup>th</sup> day of April, 2005, within my jurisdiction, the within named SIDNEY VANDERBURG, ORAFINE VANDERBURG, R.P. FUNDERBURK, III, ELIZABETH FUNDERBURK, DAVID H. VANDERBURG, LANEY FUNDERBURK, ARTHUR PRICE FUNDERBURK, and ROBERT ANDREW FUNDERBURK, who acknowledged that they executed the above and foregoing instrument for the purposes therein mentioned.

[Signature]

NOTARY PUBLIC

My Commission Expires 7-19-07



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 6<sup>th</sup> day of April, 2005, within my jurisdiction, the within named LANEY FUNDERBURK as Trustee for the Last Will and Testament of Ira C.H. Funderburk, and LANEY FUNDERBURK as Trustee for Arthur Price Funderburk and Robert Andrew Funderburk, who acknowledged that he executed the above and foregoing instrument for the purposes therein mentioned.

*James E. Woods*

NOTARY PUBLIC



My Commission Expires: 7-19-07

GRANTOR'S ADDRESS:

Sidney Vanderburg, et al  
1066 Goodman Road  
Olive Branch MS 38654  
Work Phone: N/A  
Home Phone: 662-895-4771

GRANTEE'S ADDRESS:

Grove Partners, LLC  
6075 Poplar Ave Suite 502  
Memphis, TN 38119  
Work Phone: 901 767-3266

PREPARED BY AND RETURN TO:

JAMES E. WOODS  
WATKINS LUDLAM WINTER & STENNIS, P.A.  
P. O. Box 1456  
Olive Branch, MS 38654  
(662) 895-2996

**EXHIBIT A****TRACT I**

A 2.74, more or less, acre tract of land being located in the Southeast Quarter of Section 28, Township 1 South, Range 6 West of the Chickasaw Meridian, City of Olive Branch, DeSoto County, Mississippi and being more particularly described as follows:

Commencing at the Northeast Quarter of Section 28, Township 1 South, Range 6 West of the Chickasaw Meridian; thence South 10 degrees 56 minutes 52 seconds West, a distance of 3591.66 feet to a ½ inch metal pipe (set) in the South right of way line of Highway 178 (100 foot right of way) and the west right of way line of Westbranch Road (55 foot right of way), said metal pipe being the true point of beginning of the herein described tract; thence, along the west line of Westbranch Road, South 41 degrees 32 minutes 08 seconds West, a distance of 291.62 feet to a ½ inch metal pipe (set); thence South 86 degrees 55 minutes 48 seconds West, a distance of 100.57 feet to a ½ inch metal pipe (set) in the north right of way line of Pidgeon Roost Road (100 foot right of way); thence, along said right of way, North 44 degrees 38 minutes 38 seconds West, a distance of 353.34 feet to a Mississippi Department of Transportation concrete monument (found) in the south right of way line of Highway 302 (right of way varies); thence, along said right of way line North 64 degrees 50 minutes 22 seconds East, a distance of 168.31 feet to a Mississippi Department of Transportation concrete monument (found); thence, continuing along said right of way line, a curve to the right with the following attributes: a delta angle of 1 degrees 51 minutes 16 seconds, a radius of 5637.72 feet, an arc length of 182.47 feet, a chord bearing of North 65 degrees 52 minutes 54 seconds East, and a chord length of 182.46 feet to a ½ inch metal pipe (set) in the south right of way line of Highway 178 (100 foot right of way); thence, along said right of way line South 52 degrees 05 minutes 20 seconds East, a distance of 282.92 feet to the point of beginning. Containing 2.74, more or less, acres and being lot 3 of proposed Mid City Commercial Subdivision and subject to all codes, covenants, easements, revisions, restrictions, regulations, and rights of way of record.

**TRACT II**

A 4.84, more or less, acre tract of land being located in the Southeast Quarter of Section 28, Township 1 South, Range 6 West of the Chickasaw Meridian, City of Olive Branch, DeSoto County, Mississippi and being more particularly described as follows:

Commencing at the Northeast Corner of Section 28, Township 1 South, Range 6 West of the Chickasaw Meridian; thence South 02 degrees 09 minutes 12 seconds West, a distance of 3944.87 feet to a Mississippi Department of Transportation concrete monument (found) in the south right of way line of Highway 178 (100 foot right of way) and the west right of way line of Germantown Road (right of way varies), said concrete monument (found) being the true point of beginning of the herein described tract; thence, along the right of way line of Germantown Road, South 00 degrees 55 minutes 23 seconds East, a distance of 173.97 feet to a Mississippi Department of Transportation concrete monument (found); thence South 08 degrees 29 minutes 03 seconds East, a distance of 201.77 feet to a Mississippi Department of Transportation concrete monument (found); thence South 08 degrees 06 minutes 36 seconds East, a distance of 100.82 feet to a Mississippi Department of Transportation concrete monument (found); thence South 35 degrees 43 minutes 43 seconds West, a distance of 63.89 feet to a Mississippi Department of Transportation concrete monument (found); thence South 55 degrees 48 minutes 17 seconds East, a distance of 128.44 feet to a nail (set); thence South 00 degrees 31 minutes 48 seconds East, a distance of 36.00 feet to a nail (set) in the center line of Pidgeon Roost Road (no recorded right of way found); thence along said center line, North 55 degrees 57 minutes 45 seconds West, a distance of 352.15 feet to a nail (set); thence departing said center line, North 07 degrees 57 minutes 07 seconds West, a distance of 225.54 feet to a metal fence rail (found); thence North 23 degrees 20 minutes 01 seconds West, a distance of 339.37 feet to a metal fence rail (found); thence North 69 degrees 56 minutes 48 seconds West, a distance of 303.74 feet to a metal fence rail (found); thence South 86 degrees 55 minutes 48 seconds West, a distance of 23.43 feet to a ½ inch metal pipe (set) in the east right of way line of Westbranch Road (55 foot right of way); thence, along said right of way line, North 41 degrees 32 minutes 08 seconds East, a distance of 240.86 feet to a ½ inch metal pipe (set) in the south right of way line of Highway 178 (100 foot right of way); thence, along said right of way line, South 52 degrees 05 minutes 20 seconds East, a distance of 621.58 feet to the point of beginning. Containing 4.84, more or less, acres and being subject to all codes, covenants, easements, revisions, restrictions, regulations, and rights of way of record.