

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid; and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned **OAK HOLLOW APARTMENTS, L.P.**, a Mississippi limited partnership, does hereby sell, convey and warrant specially unto **OAK HOLLOW - NE LIMITED PARTNERSHIP**, a Nebraska limited partnership, the following described land and property lying and being situated in the City of Southaven, DeSoto County, State of Mississippi, more particularly described as follows, to-wit:

A 24.00, more or less, acres of land being known as Lot 45 of Plum Point Villages and also being located in the Southeast Quarter of the Southwest Quarter of Section 1, Township 2 South, Range 8 West, City of Southaven, DeSoto County, Mississippi and is further described as follows:

Commencing at an iron stake (found) said stake being North 90 degrees 00 minutes 00 seconds West 3100.53 feet and North 00 degrees 00 minutes 00 seconds East 378.94 feet from the Southeast corner of Section 1, Township 2 South, Range 8 West; thence North 89 degrees 50 minutes 16 seconds West 140.00 feet to an iron stake (found); thence South 00 degrees 19 minutes 45 seconds West 326.30 feet to an iron stake (found) on the North right-of-way line of Church Road (106.00 foot right of way); thence South 89 degrees 58 minutes 12 seconds West 324.98 feet along said right-of-way line to an iron stake (found); thence North 00 degrees 19 minutes 45 seconds East 327.39 feet to an iron stake (found); thence North 89 degrees 50 minutes 16 seconds West 415.77 feet to an iron stake (found); thence North 00 degrees 11 minutes 33 seconds East 935.58 feet to an iron stake (found); thence North 89 degrees 13 minutes 52 seconds East 815.93 feet to an iron pin (found); thence South 89 degrees 33 minutes 47 seconds East 581.13 feet to a 36" Post Oak Tree (referenced in Deed Book 117, Page 27); thence South 59 degrees 19 minutes 18 seconds West 371.66 feet to an iron pin (found); thence South 26 degrees 01 minutes 25 seconds West 450.62 feet to an iron stake (found); thence South 00 degrees 19 minutes 45 seconds West 350.00 feet to the point of beginning containing 24.00, more or less acres of land.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration

as of this date is incorrect, then the grantor and the grantee will adjust said proration based on the actual taxes.

THIS CONVEYANCE and the warranty herein contained are subject to the following:

1. Any prior reservations or conveyances of all oil, gas and other minerals in, on or under the above described property of record, if any.
2. Those certain utility easements and building lines as shown on the recorded plat of Plum Point Villages, as follows:
 - (a) 50' building line along the front lot line;
 - (b) 8' building line along each side lot line;
 - (c) 30' building line along the rear lot line;
 - (d) 10' utility easement along the front lot line; and
 - (e) 5' utility easement along the rear and side lot lines.
3. That certain Right of Way to Mississippi Power and Light recorded in Book 295 at Page 206.
4. That certain sewer easement to Horn Lake Creek Basin Interceptor Sewer District as recorded in Book 305 at Page 467.
5. That certain Right of way to Entergy Mississippi, Inc., as recorded in Book 313 at page 333.
6. Levies, taxes, assessments, betterments and benefits of Horn Lake Drainage District for the year 2002, and subsequent years, none of which are now due and payable.
7. That certain Fire Hydrant located on the south side of property.
8. That certain first deed of trust dated August 27, 2002, executed by Oak Hollow Apartments, L.P., a Mississippi limited partnership, to Harrison C. Smith, Esq, Trustee for Reilly Mortgage Group, Inc., Beneficiary, filed for record in the office of the Chancery Clerk of DeSoto County, Mississippi, on August 28, 2002, at 2:46 P.M., and recorded in said office in Book 1552 at Page 296, securing an indebtedness

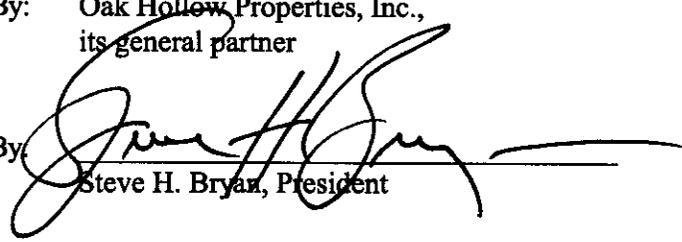
in the original principal amount of \$13,892,900.00, having a final maturity date of September 1, 2042.

9. That certain Regulatory Agreement dated August 27, 2002, executed by Oak Hollow Apartments, L.P., a Mississippi limited partnership, and the Secretary of Housing and Urban Development acting by and through the Federal Housing Commissioner, filed for record on August 29, 2002, at 1:49 P.M., and recorded in said Chancery Clerk's office in Book 95 at Page 387.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized representative on this the 22nd day of September, 2005.

OAK HOLLOW APARTMENTS, L.P.,
a Mississippi limited partnership,

By: Oak Hollow Properties, Inc.,
its general partner

By: 
Steve H. Bryan, President

STATE OF MISSISSIPPI

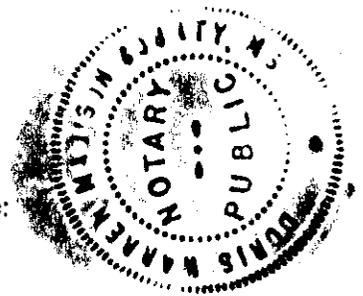
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 22nd day of September, 2005, within my jurisdiction, the within named Steve H. Bryan, who acknowledged that he is President of Oak Hollow Properties, Inc., a Mississippi corporation, the General Partner of Oak Hollow Apartments, L.P., a Mississippi limited partnership, and that for and on behalf of said corporation, while said corporation was acting in its capacity as general partner of Oak Hollow Apartments, L.P., and as its act and deed, he executed the foregoing instrument of writing after first having been duly authorized by said corporation and limited partnership so to do.

Aaris Warren
Notary Public

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 12, 2007
BONDED THRU STEGALL NOTARY SERVICE



Address and Phone of Grantor:

775 Avery Boulevard North
Ridgeland, MS 39157
Home Phone: n/a
Business Phone: (601) 956-1533

Address and Phone of Grantee:

8313 Spring Plaza
Omaha, NE 68124
Home Phone: n/a
Business Phone: (402) 392-1200, ext. 17

INDEXING INSTRUCTIONS:

Lot 45 of Plum Point Villages as recorded in Plat Book 52 at Page 31 and in SE 1/4 of SW 1/4 of Section 1, T2S, R8W

PREPARED BY:

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