

Tulane Park, LLC  
GRANTOR

WARRANTY

TO

DEED

Tulane Holdings, LLC  
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 and sufficiency of all of which is hereby acknowledged, Tulane Park, LLC, does hereby sell, convey, and warrant unto Tulane Holdings, LLC, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

TRACT I

LEGAL DESCRIPTION OF LOT 2, CENTER CITY COMMERCIAL, REVISION TO LOTS 2,5, AND 7 OF SECTION "A" BEING LOCATED IN PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH RANGE 8 WEST, CITY OF HORN LAKE, MISSISSIPPI;

BEGINNING AT A IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF LOT THREE OF CENTER CITY COMMERCIAL, REVISION TO LOTS 2, 5 & 7 OF SECTION "A" (PLAT BOOK 78 PAGE 31; THENCE SOUTH 89 DEGREES 23 MINUTES 51 SECONDS EAST 647.99 FEET TO A FENCE POST; THENCE NORTH 00 DEGREES 36 MINUTES 09 SECONDS EAST 431.55 FEET TO A IRON PIN (FOUND); THENCE SOUTH 89 DEGREES 23 MINUTES 51 SECONDS EAST 402.48 FEET TO A IRON PIN (FOUND) IN THE WEST RIGHT-OF-WAY OF TULANE ROAD (106'R.O.W.); THENCE SOUTH ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1178.00, AND A DELTA ANGLE OF 12 DEGREES 19 MINUTES 19 SECONDS A CHORD BEARING OF SOUTH 08 DEGREES 43 MINUTES 08 SECONDS WEST AND A CHORD DISTANCE OF 252.85 FEET TO A IRON PIN (FOUND); THENCE SOUTH 00 DEGREES 05 MINUTES 39 SECONDS WEST 241.09 FEET TO A IRON PIN (FOUND); THENCE SOUTH 89 DEGREES 39 MINUTES 35 SECONDS WEST 157.00 FEET TO A IRON PIN (FOUND); THENCE SOUTH 00 DEGREES 05 MINUTES 39 SECONDS WEST 190.00 FEET TO A IRON PIN (FOUND); THENCE SOUTH 89 DEGREES 39 MINUTES 35 SECONDS WEST 388.50 FEET TO A IRON PIN (FOUND); THENCE NORTH 00 DEGREES 20 MINUTES 25 SECONDS WEST 35.01 FEET TO A IRON PIN (FOUND); THENCE SOUTH 89 DEGREES 39 MINUTES 35 SECONDS WEST 472.65 FEET TO A IRON PIN (FOUND) IN THE EAST RIGHT-OF-WAY OF BENJI DRIVE (50'R.O.W.); THENCE NORTH 00 DEGREES 36 MINUTES 09 SECONDS EAST ALONG SAID RIGHT-OF-WAY 231.59 FEET TO THE POINT OF BEGINNING CONTAINING 8.68, MORE OR LESS, ACRES OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS, REVISIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD.

INDEXING INSTRUCTIONS: A TRACT OF LAND LOCATED IN THE SOUTHWESTQUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

AND

TRACT II

LEGAL DESCRIPTION OF LOT 5, CENTER CITY COMMERCIAL, REVISION TO LOTS 2,5, AND 7 OF SECTION "A" BEING LOCATED IN PART OF THE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH RANGE 8 WEST, CITY OF HORN LAKE, MISSISSIPPI;

BEGINNING AT A IRON PIN (FOUND) AT THE NORTHEAST CORNER OF LOT SEVEN OF CENTER CITY COMMERCIAL, REVISION TO LOTS 2, 5 & 7 OF SECTION "A" (PLAT BOOK 78 PAGE 31; THENCE NORTH 89 DEGREES 54 MINUTES 21 SECONDS WEST 426.53 FEET TO A IRON PIN (SET) IN THE WEST RIGHT-OF-WAY OF TULANE ROAD (106'R.O.W.); THENCE NORTH ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 05 MINUTES 39 SECONDS EAST 386.96 FEET TO A IRON PIN (FOUND); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1072.00 FEET AND A DELTA ANGLE OF 30 DEGREES 26 MINUTES 19 SECONDS AND A CHORD BEARING OF NORTH 17 DEGREES 54 MINUTES 22 SECONDS EAST AND A CHORD DISTANCE OF 562.83 FEET TO A IRON PIN (FOUND); THENCE NORTH 35 DEGREES 03 MINUTES 56 SECONDS EAST 79.07 FEET TO A IRON PIN (FOUND); THENCE NORTH 36 DEGREES 10 MINUTES 07 SECONDS EAST 32.58 FEET TO A IRON PIN (FOUND); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 74 DEGREES 59 MINUTES 35 SECONDS AND A CHORD BEARING OF NORTH 73 DEGREES 39 MINUTES 55 SECONDS EAST AND A CHORD DISTANCE OF 30.44 FEET TO A IRON PIN (FOUND); THENCE SOUTH 68 DEGREES 50 MINUTES

18 SECONDS EAST 52.84 FEET TO A IRON PIN (FOUND); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 289.72 FEET AND A DELTA ANGLE OF 21 DEGREES 23 MINUTES 31 SECONDS AND A CHORD BEARING OF SOUTH 79 DEGREES 32 MINUTES 03 SECONDS EAST AND A CHORD DISTANCE OF 107.54 FEET TO A IRON PIN (SET); THENCE SOUTH 00 DEGREES 13 MINUTES 49 SECONDS EAST 984.21 FEET TO THE POINT OF BEGINNING CONTAINING 8.65, MORE OR LESS, ACRES OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS, REVISIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD.

INDEXING INSTRUCTIONS: A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

AND

TRACT III

LEGAL DESCRIPTION OF LOT 193, WELLINGTON SQUARE, FIRST REVISION OF SECTION "E" BEING LOCATED IN PART OF THE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH RANGE 8 WEST, CITY OF HORN LAKE, MISSISSIPPI;

BEGINNING AT A IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF LOT 192 WELLINGTON SQUARE, FIRST REVISION OF SECTION "F" (PLAT BOOK 51 PAGE 39; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 239.72 FEET AND A DELTA ANGLE OF 21 DEGREES 25 MINUTES 05 SECONDS AND A CHORD BEARING OF NORTH 79 DEGREES 32 MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 89.09 FEET ALONG THE NORTH LINE OF SPRING HILL DRIVE ROAD RIGHT-OF-WAY DEDICATION TO A IRON PIN (SET); THENCE NORTH 68 DEGREES 50 MINUTES 18 SECONDS WEST 25.91 FEET TO A IRON PIN (SET); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 105 DEGREES 00 MINUTES 25 SECONDS AND A CHORD BEARING OF NORTH 16 DEGREES 20 MINUTES 06 WEST AND A CHORD DISTANCE OF 39.67 FEET TO A IRON PIN (SET) IN THE EAST RIGHT-OF-WAY OF TULANE ROAD (106'R.O.W.); THENCE NORTH ALONG SAID RIGHT-OF-WAY NORTH 36 DEGREE 10 MINUTES 07 SECONDS EAST 75.64 FEET TO A IRON PIN (FOUND); THENCE NORTH 89 DEGREES 46 MINUTES 11 SECONDS EAST 77.80 FEET TO A IRON PIN (FOUND); THENCE SOUTH 00 DEGREES 13 MINUTES 49 SECONDS EAST 124.96 FEET TO THE POINT OF BEGINNING CONTAINING .29, MORE OR LESS, ACRES OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS, REVISIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD .

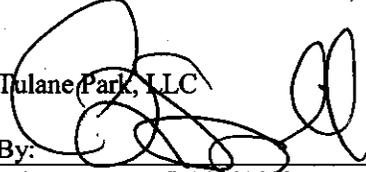
INDEXING INSTRUCTIONS: A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2005 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

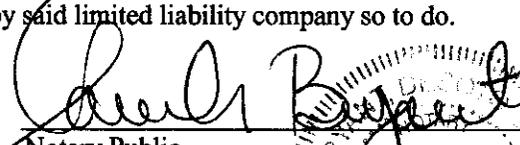
Possession is to be given with delivery of this Deed.

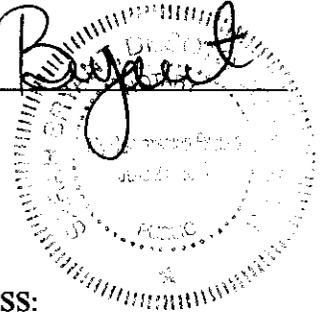
WITNESS OUR SIGNATURE, this the 30 day of December, 2005.

Tulane Park, LLC  
By:   
Eric L. Sappenfield, Chief Manager

STATE OF Mississippi  
 COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 30<sup>th</sup> day of December, 2005, within my jurisdiction, the within named Eric L. Sappenfield, who acknowledged that he is Chief Manager of Tulane Park, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

  
 Notary Public  
 Sarah Bryant



My Commission Expires:

June 21, 2007

GRANTOR'S ADDRESS:

6858 Swinnea Road  
 #5 Rutland Place  
 Southaven, Mississippi 38671  
 Work Phone #: 662-349-3436  
 Home Phone #: N/A

GRANTEE'S ADDRESS:

15 Sherri Lane  
 WesleyHills, New York 10977

Work Phone #: 966622808089  
 Home Phone #: N/A

THIS INSTRUMENT PREPARED BY:

Eric L. Sappenfield, PLLC  
 6858 Swinnea Road  
 #5 Rutland Place  
 Southaven, Mississippi 38671  
 (662) 349-3436

FILE NUMBER: 11393