

THIS INSTRUMENT WAS PREPARED BY:
Debra Pace Branam, Atty At Law
2584 HWY 51 S, Hernando, MS 38632
662-449-4800

UPON RECORDING RETURN TO:

When recorded mail to:
LandAmerica Financial Group, Inc.
Attn: *A. Brown*
1850 N. Central Ave., #300
Phoenix, AZ 85004
Escrow No. *07-54380*

RGT FOODS, INC.,
A Mississippi Corporation
GRANTOR)
)
)
TO)
)
5322 LEXINGTON PARTNERS, LLC,
A California Limited Liability Company
GRANTEE)

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 of all of which is hereby
acknowledged, RGT FOODS, INC., a Mississippi Corporation, does hereby sell,
convey and warrant unto 5322 LEXINGTON PARTNERS, LLC , a California Limited
Liability Company, the land lying and being situated in DeSoto County, Mississippi,
described as follows, to-wit:

SEE ATTACHED EXHIBIT 'A'

The warranty in this deed is subject to certain building restrictions and
conditions of record in the land records of DeSoto County, Mississippi.

Debra
RETURN TO
LAWYERS TITLE INSURANCE COMPANY
6363 Poplar Ave. - Suite 108
Memphis, TN 38119
File # *MD045162* Attn. *Phyllis*

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The warranty in this deed is subject to any prior reservation or conveyance, together with release of damages, of mineral rights of every kind and character, including, but not limited to , oil ,gas, sand , and gravel in, on , and under subject property. This warranty is further subject to Restrictive Covenants in Plat Book 47, Page12, Release of Damages in Book 72, Page 218 and Book 81, Page 412, to Covenants or restrictions other than city or county ordinances, including but not limited to Declaration of Covenants, Conditions and Restrictions, recorded on August 22, 1994 , in Book 274 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is further subject to a 5 foot utility easement on the north and west sides of the subject property, a 15 foot utility easement on east and south sides of subject property and 50 foot minimum building line on east and south sides of subject property, 5 foot minimum builing setback on sides and 20 foot minimum building set back on rear of property as shown on recorded plat and survey prepared by Craford Land Surveyors, P.C. dated November 11, 1996.

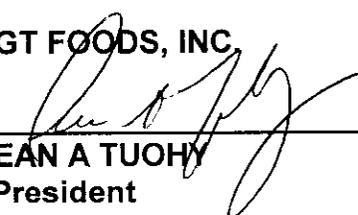
The warranty in this deed is subject to rights of ways and easements for public roads and public utilities to building, zoning, subdivision, and health department regulations in effect in DeSoto County, Mississippi.

Possession is given with delivery of deed.

Taxes for the year 2007 shall be prorated between the parties. It is understood and agreed that the taxes for the year have been prorated as of this date on an estimated basis and the parties agree to accept same as the final proration.

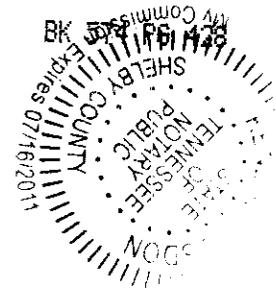
WITNESS OUR SIGNATURES, this the 21 day of November , 2007.

RGT FOODS, INC.

BY: 

SEAN A TUOHY

ITS: President



STATE OF TN
COUNTY OF Shelby

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, Sean A. Tuohy, who acknowledged that he is President of RGT Foods, Inc., and in such capacity signed and delivered the above and foregoing Warranty Deed, he having been first duly authorized so to do, on the day and date for the purposes therein mentioned.

Given under my hand and official seal of office, this the 21 day of November, 2007


NOTARY PUBLIC

My Commission Expires:
7-16-2011

GRANTORS ADDRESS: 6389 N. Quail Hollow Rd., Suite 101, Memphis, TN 38120
TELEPHONE NUMBERS: Home - N/A Business - 901-681-9778

GRANTEES ADDRESS: 8491 West Sunset Boulevard, Suite 497 West Hollywood, CA. 90069
TELEPHONE NUMBERS: Home - N/A Business 323-462-3900
FILE NO07-11-7151B

Exhibit 'A'

Lot 6, Section "B", Olive Branch Commercial Center Subdivision, located in Section 29, Township 1 South, Range 6 West, City of Olive Branch, Desoto County, Mississippi, as per plat recorded in Plat Book 47, Page 12, in the Chancery Clerk's Office of Desoto County, Mississippi.