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12/27/07 11:45:39  
BK 575 PG 333  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**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 is hereby acknowledged, College Road Land Co., LLC, a Mississippi limited liability company, does hereby sell, convey and warrant specially unto Helen of Troy, L.P., a Texas limited partnership ("Grantee"), the following described land being situated in DeSoto County, Mississippi, to wit:

PROPERTY DESCRIPTION OF PART OF THE COLLEGE ROAD LAND CO., LLC  
PROPERTY AS DESCRIBED IN BOOK 375 PAGE 186 IN THE NORTHEAST  
QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST IN THE CITY  
OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

Commencing at a buggy axle found at the recognized and accepted Northwest corner of Section 13, Township 2 South, Range 8 West in the City of Southaven, Desoto County, Mississippi; thence North 89 Degrees 56 Minutes 19 Seconds East with the north line of said Section 13 a distance of 3163.28 feet to an iron pin set in the south line of Lot 5, Phase 3, 1st Revisions, Desoto Trade Center Subdivision as recorded in Plat Book 103 Page 46, said iron pin being the true point of beginning; thence North 89 Degrees 56 Minutes 19 Seconds East with the north line of said Section 13 and the south line of said Lot 5 and the south line of the DTC 5B, L.P. property as described in Book 502 Page 668 a distance of 1278.57 feet to an iron pin set in the west line of future Pepper Chase Drive (68 foot right-of-way); thence South 07 Degrees 58 Minutes 01 Seconds East with the west line of future Pepper Chase Drive a distance of 905.19 feet to an iron pin set; thence South 37 Degrees 23 Minutes 27 Seconds West a distance of 32.60 feet to a point in the north line of future Research Drive (68 foot right-of-way); thence South 82 Degrees 44 Minutes 55 Seconds West with the north line of future Research Drive a distance of 481.77 feet to a point of curvature; thence southwestwardly along a curve to the right having a radius of 4988.00 feet with the north line of future Research Drive a distance of 625.94 feet (chord = South 86 Degrees 20 Minutes 37 Seconds West 625.53 feet, Delta = 07 Degrees 11 Minutes 24 Seconds) to a point of tangency; thence South 89 Degrees 56 Minutes 19 Seconds West with the north line of future Research Drive a distance of 280.96 feet to an iron pin set in the east line of Lot 1, Phase 1, Desoto Trade Center Eastgate 1 Subdivision as recorded in Plat Book 93 Page 31; thence North 00 Degrees 03 Minutes 41 Seconds West with the east line of said Lot 1 a distance of 1021.99 feet to the point of beginning and containing 30.64 acres,

together with all improvements thereon and the appurtenances thereunto.

D-CollegeRoad.SWD.HOT.Tract 2.121907.DOC

Harris Shelton 

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The foregoing description is based upon the November 7, 2007 survey of Davis Engineering Co., Inc., Registration No. 02818 (the "Survey").

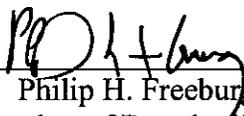
Grantor's warranty is subject to the following exceptions:

1. All reservations or conveyances by prior owners of oil, gas and other minerals in, on or under the above described property, if any;
2. All matters shown on the Survey;
3. Roadway Agreement between Grantee herein and Hillwood DeSoto, LLC of record simultaneously with this deed; and
4. Declaration of Covenants, Restrictions and Easements of record in Book 570, Page 651 in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

For the same consideration, Grantor conveys and quitclaims to Grantee all of Grantor's right, title and interest of any nature in any strips, gores or hiatuses in land adjacent or contiguous to the above-described land.

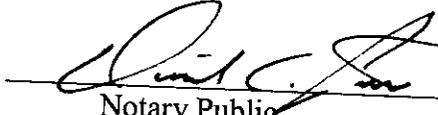
In witness whereof, Grantor, acting by and through its duly authorized officer, has executed this instrument on the date below its signature, and effective on the 19 day of December, 2007.

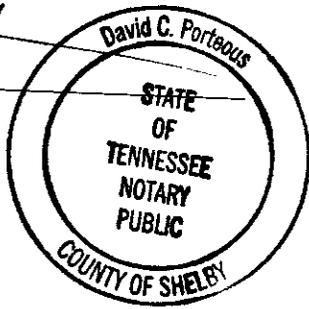
College Road Land Co., LLC,  
a Mississippi limited liability company

By:   
Philip H. Freeburg  
Its: Member of Board of Managers  
Date: December 19, 2007

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of December, 2007, within my jurisdiction, the within named Philip H. Freeburg, who acknowledged to me that he is a Member of the Board of Managers of College Road Land Company, 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



My Commission expires:  
**MY COMMISSION EXPIRES: 9/15/2010**

Grantor's Address:  
4646 Poplar Ave., Suite 401  
Memphis, TN 38117  
Telephone: (901) 684-1178

Grantee's Address:  
Helen of Troy, L.P.  
One Helen of Troy Plaza  
El Paso, Texas 79912  
Telephone: (915) 225-8033

This instrument prepared by:

David C. Porteous  
1661 International Place, Suite 300  
Memphis, TN 38120  
Telephone: (901) 767-1234

and after recording return to:

James B. Jalenak  
6060 Poplar Avenue, Suite 450  
Memphis, Tennessee 38119  
(901) 682-1455

Indexing Instructions:  
Northeast Quarter of Section 13, Township 2 South, Range 8 West, City of Southaven,  
DeSoto County, Mississippi