

**GPHI, LLC,
a Mississippi limited liability company,**

GRANTOR

TO

**OAK CREEK PROPERTIES, LLC,
a Florida 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, **GPHI, LLC, a Mississippi limited liability company,** does hereby sell, convey and warrant unto **OAK CREEK PROPERTIES, LLC, a Florida limited liability company,** the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

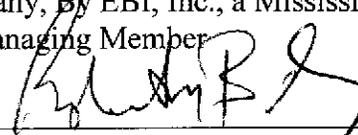
See Exhibit "A" attached hereto and made a part hereof.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, Mississippi, and further subject to matters shown on Exhibit "B" attached hereto and incorporated herein by reference.

Taxes for the year 2008 shall be prorated and possession is to take place upon the delivery of this deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF THE GRANTOR, this the 24th day of April, 2008.

GPHI, LLC, a Mississippi limited liability company, By EBI, Inc., a Mississippi corporation, Its Managing Member

BY: 
ROBERT M. BAILEY, President

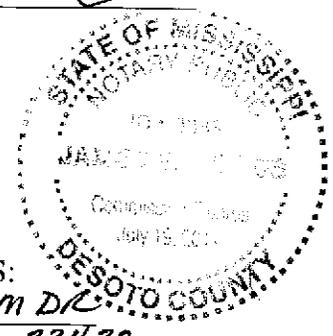
WEX

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of April, 2008, within my jurisdiction, the within named ROBERT M. BAILEY, who acknowledged that he is President of EBI, Inc., a Mississippi corporation, the Managing Member of GPHI, LLC, a Mississippi limited liability company, and that for and on behalf of said corporation as managing member of said limited liability company, and as the act and deed of said corporation as managing member of said limited liability company, and as the act and deed of said limited liability company, he executed the above and foregoing instrument after first having been duly authorized by said corporation and said limited liability company so to do.

J. E. Woods
NOTARY PUBLIC

My Commission Expires: 7.19.11



GRANTOR'S ADDRESS:
P.O. Box 7
Tunica, MS 38676
Work Phone: 662-363-0002

GRANTEE'S ADDRESS:
1889 SABAL PALM DR.
BOCA RATON, FL 33432
Phone: 561-504-4345

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 2.67, more or less, acre tract of land being situated in the Part of the Northeast Quarter of the Northwest Quarter of Section 36, Township 1 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at the northwest corner of Section 36, Township 1 South, Range 7 West, DeSoto County, Mississippi; thence North 90 degrees 00 minutes 00 seconds East, a distance of 1472.84 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 137.06 feet to a concrete right of way monument in the south line of Goodman Road; thence North 83 degrees 07 minutes 21 seconds West along said south line, a distance of 155.32 feet to the Point of Beginning; thence South 00 degrees 05 minutes 21 seconds West, a distance of 389.48 feet; thence North 89 degrees 38 minutes 54 seconds West, a distance of 187.94 feet to a ½ inch rebar found; thence North 28 degrees 57 minutes 11 seconds West, a distance of 286.60 feet to a ½ inch rebar found; thence North 00 degrees 06 minutes 42 seconds East, a distance of 176.98 feet to a ½ inch rebar found in the south line of said Goodman Road; thence South 83 degrees 07 minutes 21 seconds East along said road, a distance of 329.31 feet to the Point of Beginning; said described tract containing 2.67 acres, more or less.

TRACT II:

A 2.57, more or less, acre tract of land being situated in the Part of the Northeast Quarter of the Northwest Quarter of Section 36, Township 1 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at the northwest corner of Section 36, Township 1 South, Range 7 West, DeSoto County, Mississippi; thence NorthEast 90 degrees 00 minutes 00 seconds East, a distance of 1472.84 feet; thence SouthSouth 00 degrees 00 minutes 00 seconds East, a distance of 137.06 feet to a concrete right of way monument in the south line of Goodman Road being the Point of Beginning; thence South 89 degrees 25 minutes 01 seconds East along said south line, a distance of 33.31 feet to a ½ inch rebar found; thence South 00 degrees 06 minutes 14 seconds West, a distance of 589.61 feet to a ½ inch rebar found; thence North 89 degrees 13 minutes 02 seconds West, a distance of 187.40 feet; thence North 00 degrees 05 minutes 21 seconds East, a distance of 216.50 feet to the south line of said road; thence North 00 degrees 05 minutes 21 seconds East, a distance of 389.48 feet to the south line of said road; thence South 83 degrees 07 minutes 21 seconds East along said south line, a distance of 155.32 feet to the Point of Beginning; said described tract containing 111,781.94 square feet, or 2.57 acres, more or less.

TRACT III:

A parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 36, Township 1 South, Range 7 West in the City of Olive Branch, DeSoto County, Mississippi, being Lot 2 of the Homer W. Lovelady Subdivision as recorded in Plat Book 61, at page 23 at the Chancery Clerk's Office of said county and being more particularly described as follows:

To find the point of beginning, commence at the northwest corner of Section 36, Township 1 South, Range 7 West, said point being the intersection of the old centerline of Goodman Road (Hwy. #302) and the old centerline of Pleasant Hill Road per Mississippi Department of Transportation right-of-way plat, Federal Aid Project Number 19-0021-01-018-10; thence with the old centerline of Goodman Road and the north line of said Section 36, North 89 degrees 45 minutes 59 seconds East a distance of 191.08 feet, to a point; thence leaving said centerline, South 00 degrees 01 minutes 46 seconds East a distance of 28.22 feet, to a point on the South right-of-way line of Goodman Road (right-of-way varies) in the north line of the Jeremiah African Methodist Episcopal Church property (Deed Book 56, Page 160), said point being 100 feet southerly of the centerline of Goodman Road as measured radially to Station 741+50 of said

project (said centerline of Goodman Road being in a 5864.80 foot radius curve turning to the right throughout the length of the property described herein); thence, with the south right-of-way line of Goodman Road, North 84 degrees 30 minutes 04 seconds East a distance of 39.90 feet, to a point; thence continuing with said right-of-way line, South 87 degrees 14 minutes 50 seconds East a distance of 60.44 feet, to a set iron pin with ID cap at the northeast corner of said church property and at the Point of Beginning of the parcel of land described herein; thence, with the south right-of-way line of Goodman Road, South 87 degrees 14 minutes 50 seconds East a distance of 244.01 feet, to a set iron pin with, said pin being located 100 feet southerly of the centerline of Goodman Road as measured radially to Station 745+00 of said project; thence, South 77 degrees 18 minutes 56 seconds East a distance of 99.31 feet, to a set iron pin with ID cap, said pin being located 115 feet southerly of the centerline of Goodman Road as measured radially to Station 746+00 of said project; thence, South 89 degrees 12 minutes 32 seconds East a distance of 35.44 feet, to a set iron pin with ID cap at the northwest corner of the Joel W. Daughtry property (Deed Book 64, Page 117); thence leaving said right-of-way line with the west line of the Daughtry property South 00 degrees 01 minutes 46 seconds East a distance of 407.25 feet, to a found metal T-post at the northeast corner of Lot 1, Homer W. Lovelady Subdivision (Plat Book 61, Page 23); thence with the north line of Lot 1, North 88 degrees 22 minutes 33 seconds West a distance of 623.95 feet, to a found metal T-post in the east right-of-way line of Pleasant Hill Road (right-of-way varies) (35 feet from old centerline); thence with said east right-of-way line, North 00 degrees 06 minutes 25 seconds West a distance of 20.67 feet to a found right-of-way monument; thence North 01 degrees 09 minutes 32 seconds West a distance of 135.02 feet, to a set iron pin with ID cap at the southwest corner of said church property; thence leaving said east right-of-way line with the south line of said church property, North 89 degrees 45 minutes 59 seconds East a distance of 250.36 feet to a found pipe; thence with the east line of said church property, North 00 degrees 01 minutes 46 seconds West a distance of 266.89 feet, to the Point of Beginning; containing, 198,838 square feet or 4.565, more or less, acres.

TRACT IV:

Being a parcel located in the Northwest Quarter of the Northwest Quarter of Section 36, Township 1 South, Range 7 West in the City of Olive Branch, DeSoto County, Mississippi, known as the Carol and Tammy J. Daughtry Property as recorded in Deed Book 464, Page 54 at the Chancery Clerk's Office of said county and being more particularly described as follows:

To find the point of beginning, commence at the northwest corner of Section 36, Township 1 South, Range 7 West, said point being the intersection of the old centerline of Goodman Road (Hwy #302) and the old centerline of Pleasant Hill Road per Mississippi Department of Transportation right-of-way plat, Federal Aid Project Number 19-0021-01-018-10; thence with the old centerline of Goodman Road and the north line of said Section 36, North 89 degrees 45 minutes 59 seconds East a distance of 666.97 feet to a point; thence leaving said centerline South 00 degrees 14 minutes 01 seconds East a distance of 63.25 feet to a found iron pin on the south right-of-way line of Goodman Road (right-of-way varies) at the northeast corner of Lot 2 of the Homer W. Lovelady Subdivision (Plat Book 61, Page 23), said point bearing South 04 degrees 50 minutes 16 seconds West a distance of 112.61 feet from centerline Station 746+36.06 the centerline of Goodman Road and being the Point of Beginning; thence along said south right-of-way line of Goodman Road South 89 degrees 12 minutes 32 seconds East a distance of 90.32 feet to a point at the northwest corner of the David and Margie Frazier property (Deed Book 152, Page 609); thence with the west line of said Frazier property South 00 degrees 00 minutes 00 seconds West a distance of 225.63 feet to a point; thence with the south line of Frazier North 90 degrees 00 minutes 00 seconds East a distance of 180.00 feet to a point; thence with the east line of Frazier, North 00 degrees 00 minutes 00 seconds West a distance of 220.69 feet to a point on the south right-of-way line of said Goodman Road; thence with said south right-of-way line South 83 degrees 23 minutes 08 seconds East a distance of 13.41 feet to a set iron pin at the northwest corner of Lot One of Daughtry Place Subdivision (Plat Book 56, Page 36), said point bearing South 06 degrees 47 minutes 01 seconds West a distance of 89.73 feet from centerline Station 748+22.48; thence leaving said south right-of-way line of Goodman Road, and along the

west line of said Lot One, South 00 degrees 07 minutes 33 seconds East a distance of 177.26 feet to a set iron pin; thence with the southwest line of said Lot One and the southwest line of Lot Two of Daughtry Place Subdivision South 29 degrees 12 minutes 36 seconds East a distance of 286.53 feet to a set iron pin at the northwest corner of the Danny Ray and Patricia Daughtry Butler property; thence along the west line of said Butler property South 00 degrees 10 minutes 47 seconds East a distance of 851.89 feet to a point in the north line of Wedgewood Subdivision, Section "A" (Plat Book 34, Page 20); thence with said north line of Wedgewood Subdivision, Section "A", North 89 degrees 15 minutes 41 seconds West a distance of 126.20 feet to a set iron pin at the southwest corner of the John B. and Bettie S. Labuda property; thence along the east line of said Labuda property and the west line of Lot One of the Bevie J. Sneed Subdivision (Plat Book 60, Page 46), North 00 degrees 01 minutes 46 seconds West a distance of 659.97 feet to a found iron pin at the northeast corner of said Lot One; thence along the north line of said Lot One of Bevie J. Sneed Subdivision, North 88 degrees 22 minutes 33 seconds West a distance of 299.80 feet to a found iron pin at the southeast corner of Lot One of said Homer W. Lovelady Subdivision; thence with the east line of Lot One and said Lot Two of Homer W. Lovelady Subdivision, North 00 degrees 01 minutes 46 seconds West a distance of 407.25 feet to the Point of Beginning; containing 262,163 square feet, or 6.019, more or less, acres.

TRACT V:

Being a parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 36, Township 1 South, Range 7 West in the City of Olive Branch, DeSoto County, Mississippi, known as the David and Margie Frazier property as recorded in Deed Book 152, Page 609 at the Chancery Clerk's Office of said county and being more particularly described as follows:

To find the point of beginning, commence at the northwest corner of Section 36, Township 1 South, Range 7 West, said point being the intersection of the old centerline of Goodman Road (Hwy #302) and the old centerline of Pleasant Hill Rod per Mississippi Department of Transportation right-of-way plat, Federal Aid Project Number 19-0021-01-018-10; thence with the old centerline of Goodman Road and the north line of said Section 36, North 89 degrees 45 minutes 59 seconds East a distance of 666.97 feet to a point; thence leaving said centerline, South 00 degrees 14 minutes 01 seconds East a distance of 63.25 feet to a found iron pin on the south right-of-way line of Goodman Road (right-of-way varies) at the northeast corner of Lot 2 of the Homer W. Lovelady Subdivision (Plat Book 61, Page 23), said point bearing South 04 degrees 50 minutes 16 seconds West a distance of 112.61 feet from centerline Station 746+36.06 the centerline of Goodman Road and being the Point of Beginning; thence along said south right-of-way line of Goodman Road, South 89 degrees 12 minutes 32 seconds East a distance of 90.32 feet to the point of beginning; thence continuing with the south line of said Goodman Road South 89 degrees 12 minutes 32 seconds East a distance of 155.96 feet to a found right-of-way marker, said point bearing South 07 degrees 16 minutes 34 seconds West a distance of 90.00 feet from centerline Station 748+85.63; thence South 83 degrees 23 minutes 08 seconds East a distance of 24.22 feet to a point at the northwest corner of the Carol and Tammie J. Daughtry property (Deed Book 464, Page 54); thence with the west line of said Daughtry property, South 00 degrees 00 minutes 00 seconds East a distance of 220.69 feet to a point; thence with the north line of said Daughtry property, South 90 degrees 00 minutes 00 seconds West a distance of 180.00 feet to a point; thence with the east line of said Daughtry property, North 00 degrees 00 minutes 00 seconds East a distance of 225.63 feet to the Point of Beginning; containing 40,360 square feet, or 0.927, more or less, acres.

TRACT VI:

Lot 1, Homer W. Lovelady Subdivision, lying in Section 36, Township 1 South, Range 7 West in the City of Olive Branch, DeSoto County, Mississippi, as recorded in Plat Book 61, Page 23, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

EXHIBIT "B"

1. Right of Ways to DeSoto County, Mississippi recorded in Book 46, Page 281, Book 110, Page 632, Book 110, Page 633, Book 140, Page 343, and Book 140, Page 348, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.
2. Ingress-Egress Easement to Danny Ray Butler, et ux, recorded in Book 160, Page 207 and corrected in Book 187, Page 726, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.
3. Easements to Mississippi Transportation Commission recorded in Book 253, Page 188, Book 253, Page 537, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.
4. Waterline Easements to Pleasant Hill Water Association recorded in Book 267, Page 191 and Book 267, Page 193, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi – Deed with Agreement from Pleasant Hill Water Association to City of Olive Branch, Mississippi, recorded in Book 496, Page 93, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.
5. Sewer Easement to City of Olive Branch, Mississippi recorded in Book 362, Page 708, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.
6. Subject to the recorded plat for Daughtry Place Subdivision recorded in Plat Book 56, Page 36 and matters shown on said plat as to utility easements, etc.
7. Temporary Easement to City of Olive Branch, Mississippi recorded in Book 475, Page 68, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.
8. Right of Way Easement to Home Telephone Company, Inc. recorded in Book 246, Page 297, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.
9. Right of Way to Mississippi State Highway Commission recorded in Book 249, Page 224, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.
10. Subject to the recorded plat for Division of Barbara Henry Property recorded in Plat Book 57, Page 39 and matters shown on said plat as to utility easements, etc.
11. Utility Easements to City of Olive Branch recorded in Book 479, Page 256, and Book 478, Page 294, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.
12. Subdivision Restrictions, building lines and easements of record in Plat Book 61, Page 23, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.
13. Subject to the recorded plat for Homer W. Lovelady Subdivision recorded in Plat Book 61, Page 23 and matters shown on said plat as to utility easements, etc.