

This Instrument Prepared By:
GLANKLER BROWN, PLLC
6000 Poplar Avenue, Suite 100
Memphis, TN 38119-3978
(901) 685-1322

Return to :
Mark V. Thigpen
King & Spalding LLP
227 West Trade Street, Suite 600
Charlotte, North Carolina 28202

Fees and Taxes:
Recording \$12.00
Reg. Fee 0.00
Transfer Tax 0.00
TOTAL \$12.00

★ **Return To: Lockett Land Title**
5740 Getwell Rd. Bldg 9, Ste A
Southaven, MS 38672

Property Address:
7485 Polk Lane

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into effective the 4th day of September, 2008, by and between **OBP HEW 1, LLC**, a Tennessee limited liability company (the "Grantor"), and **AMERICAN FUND US INVESTMENTS LP**, a Delaware limited partnership (the "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby grant, bargain, sell, convey and confirm unto Grantee, the following described real property, situated and being in DeSoto County, Mississippi (the "Property"), to-wit:

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

This being the same property conveyed to Grantor by the Deed dated October 1, 2007, of record in Deed Book 569, Page 521 in the Office of the Chancery Court Clerk for DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid Property with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for matters shown on attached **Exhibit B**.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

OBP HEW 1, LLC, a Tennessee limited liability company

By: **Olive Branch Partners**, a Tennessee general partnership

Title: Sole Member

By: *James E. Campbell*
James E. Campbell, III,
General Partner

By: *Charles W. Campbell*
Charles W. Campbell,
General Partner

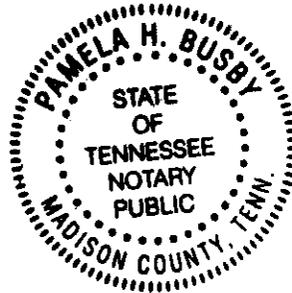
By: *John L. Campbell*
John L. Campbell,
General Partner

STATE OF TENNESSEE
COUNTY OF Madison

Personally appeared before me, *Pamela H. Busby* the undersigned authority in and for the said County and State, on this 3rd day of September, 2008, within my jurisdiction, the within named JAMES E. CAMPBELL, III, who acknowledged that he is a general partner for OLIVE BRANCH PARTNERS, a Tennessee general partnership and that for and on behalf of the said general partnership, in its capacity as the member of OPB HEW 1, LCC, executed the above and foregoing instrument, after first having been duly authorized by said partnership so to do.

Pamela H. Busby
Notary Public

My Commission Expires:
~~My Commission Expires~~ MAR. 22, 2010

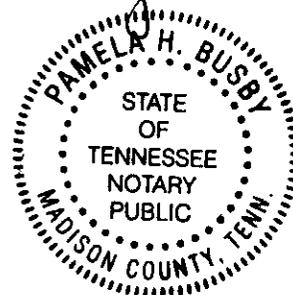


STATE OF TENNESSEE
COUNTY OF Madison

Personally appeared before me, Charles W. Campbell the undersigned authority in and for the said County and State, on this 3rd day of September, 2008, within my jurisdiction, the within named CHARLES W. CAMPBELL, who acknowledged that he is a general partner for OLIVE BRANCH PARTNERS, a Tennessee general partnership and that for and on behalf of the said general partnership, in its capacity as the member of OPB HEW 1, LCC, executed the above and foregoing instrument, after first having been duly authorized by said partnership so to do.

Pamela H. Busby
Notary Public

My Commission Expires:
My Commission Expires MAR. 22, 2010



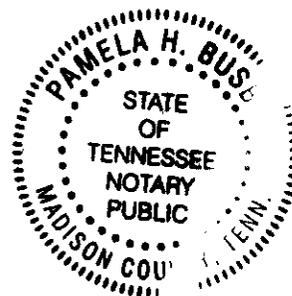
STATE OF TENNESSEE
COUNTY OF Madison

Personally appeared before me, John L. Campbell the undersigned authority in and for the said County and State, on this 3rd day of September, 2008, within my jurisdiction, the within named JOHN L. CAMPBELL, who acknowledged that he is a general partner for OLIVE BRANCH PARTNERS, a Tennessee general partnership and that for and on behalf of the said general partnership, in its capacity as the member of OPB HEW 1, LCC, executed the above and foregoing instrument, after first having been duly authorized by said partnership so to do.

Pamela H. Busby
Notary Public

My Commission Expires:

My Commission Expires MAR. 22, 2010



GRANTOR:

OBP HEW 1, LLC
50 Security Drive
Jackson, TN 38305
731-664-6300

GRANTEE:

AMERICAN FUND US INVESTMENTS LP

c/o Real Estate Capital Partners
Attn: Karin E. Shewer, Principal
114 West 47th Street, 23rd Floor
New York, New York 10036-1508

PHNA

EXHIBIT "A"

Lot 1, Olive Branch Partners Industrial Park Subdivision, situated in Section 25, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book S104 Pages 29 and 30 in the office of the Chancery Clerk of DeSoto County, Mississippi.

EXHIBIT B

BK 593 PG 45

1. All taxes for the year 2008 and subsequent years, not yet due and payable.
2. The following matters shown on the subdivision plat recorded in Book 104, Page 29, in the records of DeSoto County: (i) 100' drainage easement along the north boundary line of the property, and (ii) 20' public sewer easement along the east boundary line of the property
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. A Road Right of Way Deed in favor of DeSoto County, Mississippi recorded in Book 341 Page 624 in the Office of the Chancery Clerk of DeSoto County, Mississippi, as shown on the survey.
5. A Drainage Easement dated December 11, 1998, recorded in Book 79, Page 495 in the Office of the Chancery Clerk of DeSoto County, Mississippi as shown on survey by The Reaves Firm dated 08/15/08.