

Prepared by and Return to:
Hugh H. Armistead, Attorney
MS Bar No. 1615
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Olive Branch, MS 38654
662-895-4844

FIRST SECURITY BANK,
A Mississippi Banking Corporation,
P.O. Box 684, Hernando, MS 38632
Business No.: (662) 449-4115

GRANTOR,

TO

SPECIAL WARRANTY DEED

BONNE TERRE INN, LLC,
A Mississippi Limited Liability Company
Sparrow Hill, Lakeland, TN 38002
Business No.: (901) 568-3917

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 of all of which is hereby acknowledged, **FIRST SECURITY BANK, a Mississippi banking corporation**, the undersigned Grantor, does hereby sell, convey and warrant specially unto **BONNE TERRE INN, LLC, a Mississippi Limited Liability Company**, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

TRACT I: 20.55 acres situated in the Northwest Quarter of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi, with said tract being part of the CKO MGT, LLC 21.07 acre tract as recorded in Deed Book No. 501, at Page 567, and being more particularly described as follows:

Beginning at a 1/2" rebar found 2219.53 feet East of and 258.31 feet South of the Northwest corner of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi, said rebar being on the South line of Bonne Terre Drive; Thence along the following courses to 1/2" rebars found: S-19d21'19"-E 600.59 feet, S-22d37'56"-E 526.63 feet, S-00d45'55"-E 386.90 feet, S-89d14'05"-W 225.10 feet, N-49d15'16"-W 313.58 feet, N-70d57'32"-W 292.56 feet, N-13d49'50"-E 154.21 feet, N-07d58'25"-W 102.34 feet, N-86d58'28"-W 135.60 feet, N-44d56'53"-W 58.65 feet, N-22d50'53"-W 24.88 feet, N-13d21'49"-W 51.25 feet, N-09d36'32"-E 186.91 feet, S-82d22'43"-W 53.97 feet, S-47d32'29"-W 62.96 feet, N-47d34'21"-W 40.48 feet, N-42d26'24"-E 45.31 feet, N-33d27'05"-E 205.98 feet, N-05d54'46"-E 168.73 feet, along a curve to the left having a radius of 300.00 feet, an arc length of 30.19 feet and a chord of N-03d01'46"-E 30.18 feet, N-00d09'20"-E 61.29 feet, N-88d58'16"-E 22.00 feet, N-01d12'45"-W 149.58 feet, along a curve to the right having a radius of 15.00 feet, an arc length of 14.24 feet and a chord of N-25d58'44"-E 13.71 feet, N-53d10'32"-E 59.66 feet, along a curve to the right having a radius of 225.00 feet, an arc length of 263.21 feet and a chord of N-86d41'21"-E 248.46 feet, S-59d47'49"-E 115.36 feet, along a curve to the left having a radius of 150.00 feet, an arc length of 25.52 feet and a chord of S-64d40'14"-E 25.49 feet to the Point of Beginning and containing 895,076.44 square feet or 20.55 acres.

TRACT II: 1.93 acres situated in the Northwest Quarter of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi, with said 1.93 acre tract being the CKO MGT, LLC tract as recorded in Deed Book No. 501, at Page 567, and being more particularly described as follows:

Beginning at a 1/2" rebar found that is 1789.95 feet East and 20.45 feet South of the Northwest corner of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi; Thence N-88d46'56"-E along the South line of Church Road 600.54 feet to a 1/2" rebar found at the intersection of said South line with the West line of Bonne Terre Drive (50 feet ROW); thence along the North line of Bonne Terre Drive the following courses to 1/2" rebars found: S-01d13'04"-E 66.73 feet, along a curve to the right having a radius of 150.00 feet, an arc length of 142.18 feet and a chord of S-25d56'12"-W 36.92 feet, along a curve to the right having a radius of 100.00 feet, an arc length of 117.13 feet and a chord of S-86d38'50"-W 110.55 feet, N-59d47'49"-W 115.36 feet, along a curve to the left having a radius of 275.00 feet, an arc length of 321.71 feet and a chord of S-86d41'21"-W 303.68 feet, S-53d10'32"-W 2.37 feet, along a curve to the right having a radius of 15.00 feet, an arc length of 32.88 feet and a chord of N-64d01'16"-W 26.68 feet, N-01d13'03"-W along the East line of a private access drive 132.81 feet to the Point of Beginning and containing 84,032.06 square feet or 1.93 acres.

Together with the following described three (3) Easements:

1.28 acre Ingress and Egress Easement being situated in the Northwest Quarter of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi, with said Easement being Non-Exclusive in nature as to that part thereof which is platted within the private entrance road of said subdivision, and Exclusive in nature as to that part thereof which makes up the Southern portion of the private access drive, all being part of the First Revision of Section "A" of Bonne Terre Subdivision as recorded in Plat Book 90, at Pages 12-13 (part of Bonne Terre Drive and a part of C.O.S. "G" common area), and being more particularly described as follows:

Beginning at a 1/2" rebar found 2390.36 feet East of and 7.69 feet South of the Northwest corner of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi; Thence N-88d46'56"-E along the South line of Church Road 50.00 feet to a 1/2" rebar found; Thence along the South line of Bonne Terre Drive the following courses to 1/2" rebars found: S-01d13'04"-E 66.73 feet, along a curve to the right having a radius of 200.00 feet, an arc length of 189.58 feet and a chord of S-25d56'12"-W 182.56 feet, along a curve to the right having a radius of 150.00 feet, an arc length of 175.57 feet and a chord of S-86d34'36"-W 165.72 feet, N-59d47'49"-W 115.36 feet, along a curve to the left having a radius of 225.00 feet, an arc length of 263.21 feet and a chord of S-86d41'21"-W 248.46 feet, S-53d10'32"-W 59.66 feet to a 1/2" rebar found where a private access drive begins; Thence along a curve to the left having a radius of 15.00 feet, an arc length of 14.24 feet and a chord of S-25d58'44"-W 13.71 feet to a 1/2" rebar found; Thence S-01d12'45"-E 149.58 feet to a 1/2" rebar found; Thence S-88d58'16"-W along the South line of said private access drive 22.00 feet to a 1/2" rebar found; Thence S-00d09'20"-W along the East line of said C.O.S. "G" common area 61.29 feet to a 1/2" rebar found; Thence along a curve to the right having a radius of 300.00 feet, an arc length of 30.19 feet and a chord of S-03d01'46"-W 30.18 feet to a 1/2" rebar found; Thence S-05d54'46"-W 75.37 feet to a point on a line that is parallel to and 11 feet West of the physical centerline of a driveway; Thence Northwardly 11 feet West of and parallel to the centerline of said driveway the following courses: N-20d33'43"-W 35.44 feet, N-01d04'44"-W 40.82 feet, N-09d57'47"-W 82.98 feet, N-00d31'31"-E 11.43 feet, N04d53'22"-E 150.70 feet, N-02d10'11"-E 38.55 feet to a point on the North line of Bonne Terre Drive; Thence Eastwardly along said North line of Bonne Terre Drive to 1/2" rebars found along the following courses: N-53d10'32"-E 81.44 feet, along a curve to the right having a radius of 275.00 feet, an arc length of 321.71 feet and a chord of N-86d41'21"-E 303.68 feet, S-59d47'49"-E 115.36 feet, along a curve to the left having a radius of 100.00 feet, an arc length of 117.13 feet and a chord of N-86d38'50"-E 110.55 feet, along a curve to the left having a radius of 150.00 feet, an arc length of 142.18 feet and a chord of N-25d56'12"-E 136.92 feet, N-01d13'04"-W 66.73 feet to the Point of Beginning and containing 55,649.37 square feet or 1.28 acres.

0.17 acre Exclusive Ingress and Egress Easement situated in the Northwest Quarter of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi, with said 0.17 acre easement being part of the private access drive and part of the area known as C.O.S. "F" common area of Bonne Terre Subdivision, Section "A", First Revision, as recorded in Plat Book 90, at Pages 12-13, and being more particularly described as follows:

Beginning at a 1/2" rebar found 1789.95 feet East of and 20.45 feet South of the Northwest corner of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi, said rebar being the Northwest corner of the CKO MGT, LLC 1.93 acre tract as recorded in Deed Book 501, at Page 567; Thence S-01d13'03"-E along the West line of said 1.93 acre tract being the East line of a private access drive as shown on said Bonne Terre plat 132.81 feet to a 1/2" rebar found; Thence along a curve to the left having a radius of 15.00 feet, an arc length of 32.88 feet, and a chord of S-64d01'16"-E 26.68 feet to a 1/2" rebar found; Thence S-53d10'32"-W along the North line of Bonne Terre Drive 79.07 feet to a point that is 11 feet West of the physical centerline of a driveway; Thence N-02d10'12"-E parallel to and 11 feet West of said centerline 58.90 feet to a point; Thence N-06d31'54"-W parallel to and 11 feet West of said centerline 132.82 feet to a point on the South line of Church Road; Thence N-88d46'56"-E along said South line 49.38 feet to the Point of Beginning and containing 7601.47 square feet or 0.17 acres.

0.52 acre Exclusive Easement for parking lot purposes situated in the Northwest Quarter of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi, with said 0.52 acre easement being part of the C.O.S. "G" common open space of the First Revision of Section "A" of Bonne Terre Subdivision as recorded in Plat Book 90, at Pages 12-13, and being more particularly described as follows:

Beginning at a 1/2" rebar found 1563.93 feet East of and 805.20 feet South of the Northwest corner of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi, said rebar being on the West line of the CKO MGT, LLC 21.07 acre tract as recorded in Deed Book No. 501, at Page 567; Thence Northeastwardly along said West line to 1/2" rebars found along the following courses: N-30d30'13"-E 120.76 feet, N-38d49'44"-E 92.15 feet, N77d42'14"-E 42.07 feet, N-24d33'11"-E 61.42 feet, S-57d40'35"-E 19.29 feet to a cotton picker gear found on the East line of said C.O.S. "G" common area; Thence Southwestwardly along said East line the following courses: S-05d54'46"-W 86.61 feet, S-33d27'05"-W 205.98 feet, S-42d26'24"-W 45.31 feet to a point on the West line of said 21.07 acre tract; Thence N-38d42'17"-W along said West line 78.30 feet to the Point of Beginning and containing 22,520.73 square feet or 0.52 acre.

The special warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyances or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel, in, on and under subject property.

Taxes for the year 2010 are to be prorated, and possession is to take place upon delivery of deed.

WITNESS THE AUTHORIZED SIGNATURE OF THE GRANTOR, this the 1st day of February, 2010.

**FIRST SECURITY BANK,
A Mississippi Banking Corporation**

BY: _____

Chris Champion
CHRIS CHAMPION, Vice-President

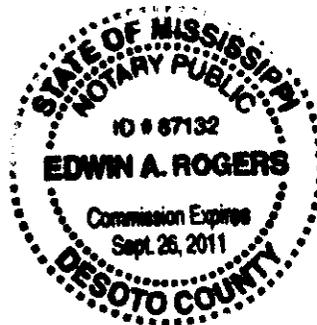
STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 1st day of February, 2010, within my jurisdiction, the within named **Chris Champion**, who acknowledged that he is **Vice-President** of **FIRST SECURITY BANK**, a Mississippi banking corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing Special Warranty Deed, after first having been duly authorized by said banking corporation so to do.

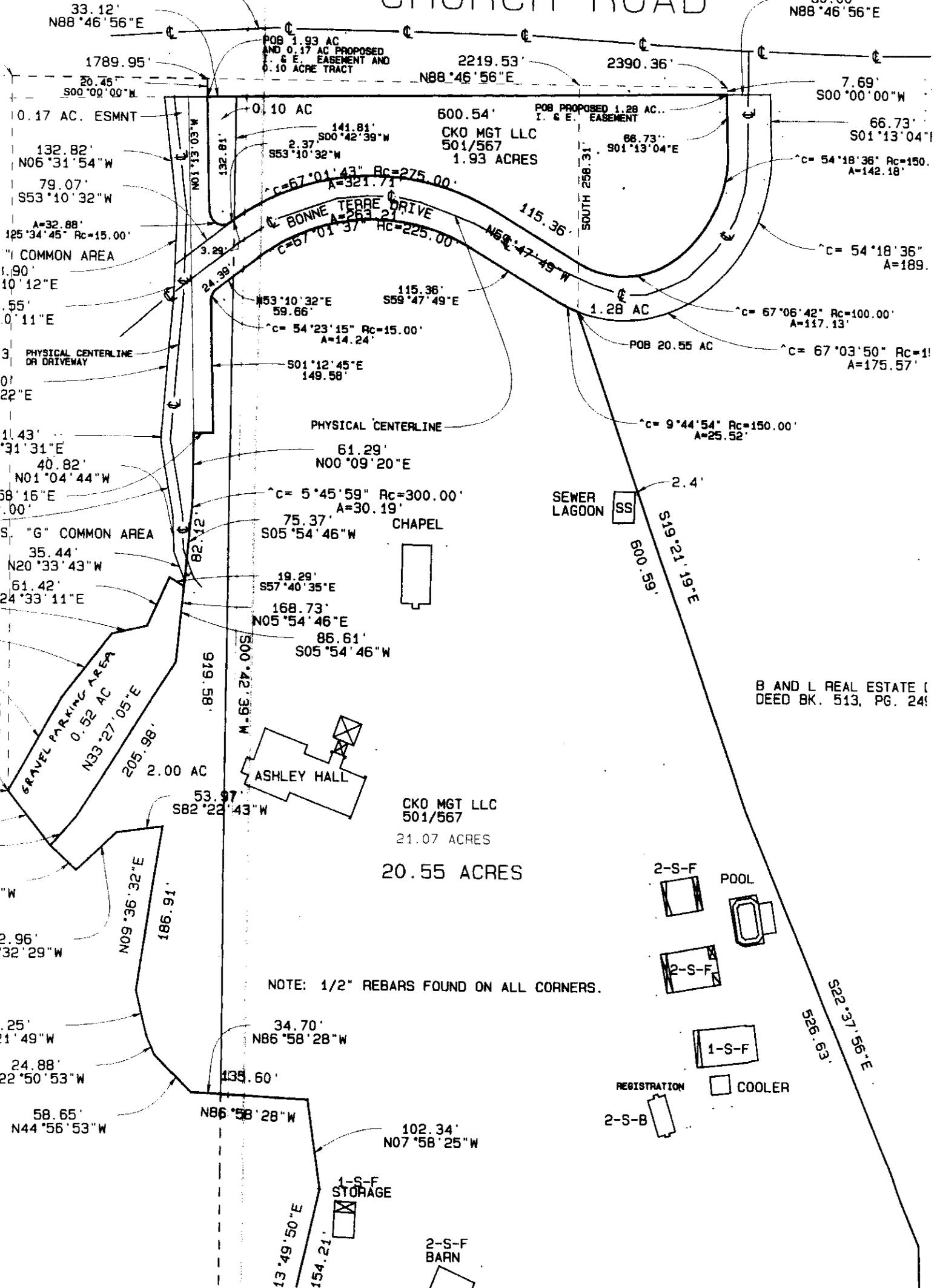

NOTARY PUBLIC

My Commission Expires: 9/26/11



CHURCH ROAD

CENTERLINE OF CHURCH ROAD



33.12' N88°46'56"E

2219.53' N88°46'56"E

50.00' N88°46'56"E

0.17 AC. ESMNT

0.10 AC

600.54' CKO MGT LLC 501/567 1.93 ACRES

POB PROPOSED 1.28 AC I. & E. EASEMENT

7.69' S00°00'00"W

132.82' N06°31'54"W

141.81' 2.37' S00°42'39"W

501.54' 66.73' S01°13'04"E

66.73' S01°13'04"E

79.07' S53°10'32"W

c=67°01'43" Rc=275.00' A=321.71'

c=54°18'36" Rc=150.00' A=142.18'

A=32.88' 125°34'45" Rc=15.00'

c=67°01'37" Rc=225.00' A=253.21'

c=54°18'36" Rc=150.00' A=189.00'

1.90' 10°12'E

115.36' S59°47'49"E

c=67°06'42" Rc=100.00' A=117.13'

.55' 0°11'E

c=54°23'15" Rc=15.00' A=14.24'

c=67°03'50" Rc=150.00' A=175.57'

3' PHYSICAL CENTERLINE DR DRIVEWAY

501°12'45"E 149.58'

POB 20.55 AC

0' 22"E

c=9°44'54" Rc=150.00' A=25.52'

11.43' 31°31'E

PHYSICAL CENTERLINE

40.82' N01°04'44"W

61.29' N00°09'20"E

58°16'E

c=5°45'59" Rc=300.00' A=30.19'

SEWER LAGOON

S. "G" COMMON AREA

75.37' S05°54'46"W

CHAPEL

35.44' N20°33'43"W

19.29' S57°40'35"E

61.42' 24°33'11"E

168.73' N05°54'46"E

24°33'11"E

86.61' S05°54'46"W

GRAVEL PARKING AREA 0.52 AC

500°42'39"W

N33°27'05"E

919.58'

205.98'

53.97' S82°22'43"W

2.00 AC

186.91'

N09°36'32"E

34.70' N86°58'28"W

186.91'

102.34' N07°58'25"W

2.96' 32°29"W

135.60'

21°49"W

154.21'

24.88' 22°50'53"W

13°49'50"E

58.65' N44°56'53"W

154.21'

21°49"W

154.21'

24.88' 22°50'53"W

154.21'

58.65' N44°56'53"W

154.21'

21°49"W

154.21'

24.88' 22°50'53"W

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58.65' N44°56'53"W

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24.88' 22°50'53"W

154.21'

58.65' N44°56'53"W

154.21'

21°49"W

154.21'