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DK W BK 652 PG 554
DESO TO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 2B, INTERSTATE CROSSINGS, Section 36, Township 1S, Range 8W, Plat Book 110, Page 15

THIS INSTRUMENT PREPARED BY:
J. Michael Murphy, Attorney
6389 N. Quail Hollow Road # 102
Memphis, TN 38120
Phone No. (901)761-2850

RETURN TO:
David Porteous, Attorney
Evans & Petree
1000 Ridgeway Loop
Memphis, TN
Phone No.: (901)525-6781

GRANTOR'S NAME AND MAILING ADDRESS:
HACKS CROSS CENTRE PARTNERS,
a Tennessee General Partnership
8195 New Dexter Road, Ste. 110
Cordova, TN 38016
Phone No. (901)794-2156

GRANTEE'S NAME AND MAILING ADDRESS:
KNOWLEDGE TREE, LLC,
a Mississippi limited liability company
5000 Summer Avenue
Memphis, TN 38122
Phone No. (901) 324-9251

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of February, 2011, by and between

HACKS CROSS CENTRE PARTNERS, a Tennessee General Partnership
,party of the first part, and

KNOWLEDGE TREE, LLC, a Mississippi limited liability company
,party of the second part

WITNESSETH: That for and in consideration hereinafter expressed that said party of the first part has bargained and sold and does hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate, situated and being in the City of **Horn Lake**, County of **DeSoto**, State of **Mississippi**, to wit:

SEE THE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE.

✓ Unique Title 4

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for **2011 city and county real estate taxes, and except for any and all subdivision restrictions, covenants, building lines and easements of record, if any, including, but not limited to subdivision restrictions, building lines and easements of record in Plat Book 110, Page 15; Plat Book 71, Pages 24 and 25; Plat Book 72, Pages 15 and 16; Plat Book 64, Page 48; and joinder of record in Book 345, Page 287; Agreement for Non-Exclusive Easement for Ingress and Egress of record in Book 345, Page 290; in the Register's Office of DeSoto County, Mississippi;**

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming by, through or under the party of the first part, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

(SEE THE FOLLOWING PAGE FOR SIGNATURES)

WITNESS the signature of the party of the first part the day and year first above written.

HACKS CROSS CENTRE PARTNERS

BY: _____
JON E. McCREERY
Managing General Partner

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public within and for said county and state, duly commissioned and qualified, personally appeared JON E. McCREERY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be Managing General Partner of HACKS CROSS CENTRE PARTNERS, a Partnership, and that he as such Managing General Partner being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as such Managing General Partner.

WITNESS my hand and notarial seal at office this 22nd day of February, 2011.

Notary Public

My Commission Expires: 01/10/2012



My Commission Expires
1-10-12

Being the same property as conveyed to the party of the first part by warranty deed of record in Book 518, Page 571, in said Chancery Court Clerk's Office.

Lot 2B, INTERSTATE CROSSINGS SUBDIVISION, in Section 36, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 110, Page 15, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, reference to which plat is hereby made for a more particular description of said property.

TAX PARCEL NUMBER: 1087-3606.0-00002.01

PROPERTY ADDRESS:

981 Goodman Road
Horn Lake, MS 38637

TG# 3350748

MD&W File # 100981

s:\981 goodman road & vacant lot\ms warranty deed -981 goodman road.docx

RETURN TO:
David C. Porteous
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