

4/01/11 3:43:08 <sup>SS</sup>  
DK # BK 654 PG 754  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by ~~and Return to:~~  
James L. Pettis, III, Esq.  
[MS Bar #4151]  
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RETURN TO:  
\* MARK LEE  
Fed 6077 PRIMACY PARKWAY SUITE 121  
MEMPHIS, TN 38120

**Indexing Information:**  
Lot 1, Turman Farms Subdivision,  
Part of the Turman Farms P.U.D.  
Plat Book 98, Page 14  
DeSoto County, MS Section 11, TOWNSHIP 2 SOUTH, RANGE 8 WEST

Name and Address of Grantor:  
Turman Farms Apartments, LLC  
7960 Wolf River Boulevard  
Germantown, TN 38138  
(901)754-2211

Name and Address of Grantee:  
Hamilton at Turman Farms Associates, LLC  
c/o Barry Seiden  
190 Shepard Ave. #A  
Wheeling, IL 60090  
847.808.8850

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

**GENERAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TURMAN FARMS APARTMENTS, LLC, a Mississippi Limited Liability Company (the "Grantor") does hereby sell, convey and warrant unto HAMILTON AT TURMAN FARMS ASSOCIATES, LLC, a Delaware Limited Liability Company (the "Grantee"), all its right, title and interest in and to the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

Property described on attached Exhibit "A".

The aforesaid property is conveyed and accepted subject to items described on attached Exhibit "B".

All mineral rights, if any, owned by Grantor in, on and under the land conveyed to Grantee are also conveyed herein to Grantee, but without warranty.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized representative officer(s) the 11<sup>th</sup> day of March, 2011.

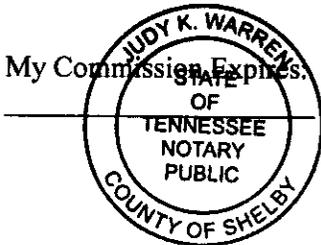
TURMAN FARMS APARTMENTS, LLC, a Mississippi Limited Liability Company

By: Clyde L. Patton Jr.  
Title: Chief Manager

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me the undersigned authority in and for the said county and state, on this 11 day of March, 2011, within my jurisdiction, the within named Clyde L. Patton Jr., who acknowledged that he is the Chief Manager of TURMAN FARMS APARTMENTS, LLC, a Mississippi limited liability company, and that for and on behalf of the 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.

Judy K. Warren  
Notary Public



My Commission Expires October 05, 2012

## EXHIBIT "A"

Property located in DeSoto County, Mississippi:

DESCRIPTION OF PROPERTY

Being Lot 1 of the TURMAN FARMS SUBDIVISION, Part of the Turman Farms P.U.D., as recorded in Plat Book 98, Page 14 in the office of the Chancery Court Clerk in Desoto County, Mississippi, located in the southeast quarter of Section 11, Township 2 South, Range 8 West and being more particularly described as follows:

Beginning at an iron rod found in the westerly line of U. S. Highway 51 (100' R.O.W.), said point being the southeast corner of said Lot 1; thence South 89 Degrees 56 Minutes 36 Seconds West, a distance of 1,995.94 feet to an iron rod found, said point being the southwest corner of Lot 1; thence North 11 Degrees 21 Minutes 03 Seconds West, a distance of 800.00 feet to a point in the Southerly line of Turman Drive (50' R.O.W.) said point being the northwest corner of said Lot 1; thence North 77 Degrees 40 Minutes 02 Seconds East, along the Northerly line of said Lot 1, and the Southerly line of Turman Drive, a distance of 1,149.23 feet to a Northeasterly corner of Lot 1; thence South 18 Degrees 27 Minutes 08 Seconds East, a distance of 593.68 feet to a point; thence North 89 Degrees 56 Minutes 36 Seconds East, a distance of 635.39 feet to a point in the westerly line of U. S. Highway 51; thence Southeastwardly, along said Westerly line with a curve to the left having a radius of 4,184.98 feet an arc length of 441.33 feet having a chord direction of South 23 Degrees 36 Minutes 57 Seconds East and a chord length of 441.13 feet to a point of tangency; thence South 26 Degrees 38 Minutes 13 Seconds East a distance of 68.39 feet to the Point of Beginning.

Containing an area of 33.02 acres or 1,438,144 square feet more or less.

The above-described property being the same property conveyed by Warranty Deed of record in Book 527, Page 117, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

**EXHIBIT "B"**

1. Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.
2. Easements of record in Book 33, page 495, assigned in Book 160, page 720; Book 37, page 199; Book 317, page 643, re-recorded in Book 318, page 784; Book 523, page 342; Book 523, page 344; Book 523, page 346; Book 523, page 348; Book 526, page 12; Book 537, page 273; Book 538, page 201 as modified by Book 2552, page 234, and Book 545, page 559, all in the Office of the Chancery Clerk of DeSoto County, Mississippi.
3. Subdivision restrictions, building lines and easements of record in Plat Book 98, page 14, in said Chancery's Clerk's Office.
4. Rights of Tenants in possession under leases.
5. Encroachment of Building #23 onto rear yard setback as shown on Survey certified March 9, 2011 prepared by Robert W. Estes, RLS Mississippi #2522.
6. Location of beadwalls, drives, brick signs, utility lines, telephone pedestals, concrete walls, fire hydrants, poles, guys, manholes, as shown on Survey certified March 9, 2011 prepared by Robert W. Estes, RLS Mississippi #2522.