

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

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[MS Bar #3776]
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Indexing Instructions:

Lot 11B, Whispering Woods Comm. S/D,
Section 25 & 26, Township 1 South,
Range 6 West, Olive Branch, DeSoto County, MS
Plat Book 98, Page 27

Name and Address of Grantor:

Hacks Cross Development XI, LLC
7700 Wolf River Blvd.
Germantown, TN 38138
Phone: 901-754-7774

Name and Address of Grantee:

Colonial Ventures, L.P.
80-821 Vista Lazo.
La Quinta, CA 92253
Phone: 760-771-0402

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 and sufficiency of all of which is hereby acknowledged, HACKS CROSS DEVELOPMENT XI, LLC, a Mississippi limited liability company (herein "Grantor"), does hereby sell, convey and warrant unto COLONIAL VENTURES, L.P., a California limited partnership (herein "Grantee"), the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

(See Exhibit "A" Attached Hereto for Property Description)

The warranty in this Deed is subject to the permitted exceptions shown on Exhibit "B" attached hereto and incorporated herein by reference. Possession of the subject property is to be given with delivery of this Deed.

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.

WITNESS the signature of the Grantor, this the 29th day of NOVEMBER, 2011.

HACKS CROSS DEVELOPMENT XI, LLC
a Mississippi limited liability company

By: *M. Spence Ray*
M. Spence Ray, 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 29th day of NOVEMBER, 2011, within my jurisdiction, the within named M. Spence Ray, who acknowledged that he is the Chief Manager of Hacks Cross Development XI, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company, and as its act and deed he executed the above and foregoing instrument ~~and~~ first having been duly authorized by said limited liability company so to do.

Richard C. Raines
Notary Public

My Commission Expires:



MY COMMISSION EXPIRES JANUARY 19, 2014

60098701.1

EXHIBIT "A"
PROPERTY DESCRIPTION

Parcel 1:

Lot 11B, Final Plat, Whispering Woods Commercial Subdivision, located in Sections 25 and 26, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 98, Page 27, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel 2:

Easement for ingress and egress on Lot 11A, Final Plat, Whispering Woods Commercial Subdivision, located in Sections 25 and 26, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 98, Page 26, in the Office of the Chancery Clerk of DeSoto County, Mississippi, granted pursuant to that certain Declaration of Ingress/Egress Easement of record in Book 532, Page 64, in said Chancery Clerk's Office.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. City of Olive Branch and DeSoto County taxes for 2011, not yet due and payable.
2. Easements of record in Book 25, Page 158, and Book 25, Page 256, in the Office of the Chancery Clerk of DeSoto County, Mississippi. (Parcel 1 and 2)
3. Reservation of easements for ingress, egress and landscaping and restrictive covenants set out in Special Warranty Deed of record in Book 375, Page 628, as re-recorded in Book 397, Page 318 and amended in Book 483, Page 647, in said Chancery Clerk's Office. (Parcel 1 and 2)
4. Easement Agreement of record in Book 400, Page 592, in said Chancery Clerk's Office. (Parcel 1 and 2)
5. Declaration of Easements, Covenants and Restrictions of record in Book 474, Page 235, as amended and restated in Book 500, Page 205, as re-recorded in Book 501, Page 542, in said Chancery Clerk's Office. (Parcel 1 and 2)
6. Declaration of Ingress/Egress Easement of record in Book 532, Page 64, in said Chancery Clerk's Office. (Parcel 1 and 2)
7. Subdivision restrictions, building lines and easements of record in Plat Book 98, Page 27, in said Chancery Clerk's Office. (Parcel 1)
8. Subdivision restrictions, building lines and easements of record in Plat Book 98, Page 26, in said Chancery Clerk's Office. (Parcel 2)
9. Memorandum of Lease dated August 20, 2006, between Hacks Cross Development XI, LLC and Walgreen Co., of record in Book 115, Page 684, in said Chancery Clerk's Office. (Parcel 1)