

-----Space Above Line for Official Use Only-----

<u>Prepared by and after recording.</u> <u>Please return to:</u> General Counsel Andalusia Properties, Inc. 3225 Cumberland Boulevard, Suite 100 Atlanta, Georgia 30339 770-431-7600	<u>Grantor:</u> City of Southaven 8710 Northwest Drive Southaven, MS 38571 662-393-6939	<u>Grantee:</u> Andalusia Properties, Inc. 3225 Cumberland Blvd., Suite 100 Atlanta, Georgia 30339 Attn: Corporate Counsel 770-431-7600
Indexing Instructions: The real property described herein is situated in SW ¼ Section 13, Township 1 South, Range 8 West, being 0.805 acres, City of Southaven, DeSoto County, Mississippi.		

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of the 21 day of November, 2012, by and between CITY OF SOUTHAVEN, a political subdivision of the State of Mississippi (hereinafter referred to as "Grantor"), whose address is 8710 Northwest Drive, Southaven, Mississippi 38571, and ANDALUSIA PROPERTIES, INC., a Georgia corporation, whose address is 3225 Cumberland Boulevard, Suite 100, Atlanta, Georgia 30339 (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

**WITNESSETH:**

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration in hand paid by Grantee to Grantor at and before the sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and specially warranted, and does hereby grant, bargain, sell, alien, convey and specially warrant unto the said Grantee all that tract or parcel of land lying and being in DeSoto County, Mississippi, as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Land"), TOGETHER WITH all improvements and fixtures located thereon, and all appurtenances, rights, privileges and easements benefiting or pertaining thereto (hereinafter collectively called the "Property"). The Property is hereby conveyed from GRANTOR to GRANTEE free and clear of all liens and encumbrances, and GRANTOR has good and indefeasible title to the Property in fee simple and has the lawful right, power and authority to sell the Property to GRANTEE and hereby conveys the Property to GRANTEE unoccupied and free of any lease or other right of possession or claim by any party other than GRANTEE.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, easements,

Grade Wide  
Title UPS

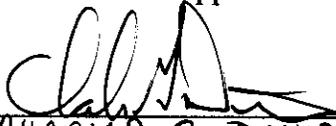
members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND Grantor covenants and warrants unto Grantee that Grantor has good and marketable title to the Property in fee simple, and hereby conveys the Property to Grantee unoccupied and free of any right of possession by any other party other than Grantee and free and clear of all liens, encumbrances, and other exceptions to title, and has the lawful right, power and authority to sell or convey the Property; that Grantor will execute and deliver such further conveyances and do such further acts as may become necessary to fully vest in Grantee the entire fee simple estate in and to the Property and that Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons whomsoever.

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

**GRANTOR:**

**CITY OF SOUTHAVEN**, a political subdivision of the State of Mississippi

By:   
Name: CHARLES G. DAVIS  
Title: MAYOR



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority for the said county and state, on this 19 day of November, 2012, within my jurisdiction, the within named Charles G. Davis, as Mayor of the City of Southaven, a political subdivision of the State of Mississippi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

My Commission Expires:



  
Notary Public

Candice Duncan  
Printed Name

EXHIBIT 'A'

PARCEL 2 - DESOTO COUNTY, MISSISSIPPI PROPERTY

LEGAL DESCRIPTION OF PART OF THE DESOTO COUNTY, MISSISSIPPI PROPERTY AS RECORDED IN DEED BOOK 62-PAGE 344 IN THE CHANCERY COURT CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE CHICKASAW MERIDIAN IN THE CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF STATELINE ROAD (PUBLIC PAVED ROAD, R.O.W. VARIES) WITH THE WEST RIGHT-OF-WAY OF HUDGINS ROAD AS RELOCATED PER DEED BOOK 469-PAGE 506 (PUBLIC PAVED ROAD R.O.W. VARIES, 30 FEET WEST OF CENTERLINE AT THIS POINT), SAID POINT BEING 2324 FEET MORE OR LESS EAST AND 90 FEET MORE OR LESS NORTH OF THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 8 WEST (NOT RECOVERED) AND BEING FURTHER LOCATED AT MISSISSIPPI STATE PLANE COORDINATES (MSPC)(NAD 83-WEST REGION) OF 199180.31 FEET NORTH AND 2396504.13 FEET EAST AND BEING FURTHER LOCATED SOUTH 44 DEGREES 53 MINUTES 42 SECONDS WEST - 0.24 FEET FROM THE CENTER OF A FOUND CONCRETE MDOT RIGHT-OF-WAY MONUMENT; THENCE NORTH 88 DEGREES 40 MINUTES 20 SECONDS WEST - 120.14 FEET ALONG THE NORTH RIGHT-OF-WAY OF STATELINE ROAD TO A SET 1/2" REBAR ON THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF THE NPK SOUTHAVEN, LLC PROPERTY AS RECORDED IN DEED BOOK 512-PAGE 377 AND BEING FURTHER LOCATED A MISSISSIPPI STATE PLANE COORDINATES OF 1998183.09 FEET NORTH AND 2396384.03 FEET EAST;

THENCE NORTH 88 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 208.80 FEET ALONG THE NORTH RIGHT-OF-WAY OF STATELINE ROAD TO A SET 1/2" REBAR IN THE EAST LINE OF THE MISSISSIPPI TRANSPORTATION COMMISSION PROPERTY AS RECORDED IN DEED BOOK 423-PAGE 168; THENCE FOLLOWING ALONG THE EAST LINE OF THE MISSISSIPPI TRANSPORTATION COMMISSION PROPERTY AS FOLLOWS: NORTH 27 DEGREES 56 MINUTES 27 SECONDS WEST, A DISTANCE OF 47.83 FEET TO A SET 1/2" REBAR; THENCE NORTH 94 DEGREES 11 MINUTES 29 SECONDS WEST, A DISTANCE OF 367.13 FEET TO A SET 1/2" REBAR ON THE NORTH CORNER OF SAID MISSISSIPPI TRANSPORTATION COMMISSION PROPERTY IN THE EAST RIGHT-OF-WAY OF INTERSTATE 55 (PUBLIC PAVED ROAD, R.O.W. VARIES); THENCE LEAVING THE EAST RIGHT-OF-WAY OF INTERSTATE 55, NORTH 55 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 14.82 FEET TO A SET 1/2" REBAR IN THE WEST RIGHT-OF-WAY OF HUDGINS ROAD AS RELOCATED (PUBLIC PAVED ROAD, R.O.W. VARIES, 30 FEET FROM CENTERLINE AT THIS POINT); THENCE FOLLOWING ALONG THE WEST RIGHT-OF-WAY OF HUDGINS ROAD AS RELOCATED AND 30 FEET WEST OF AND SOUTH OF SAID CENTERLINE AS FOLLOWS: SOUTH 34 DEGREES 59 MINUTES 57 SECONDS EAST, A DISTANCE OF 95.09 FEET TO A SET 1/2" REBAR ON A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 20 MINUTES 55 SECONDS; THENCE SOUTHEASTWARDLY ALONG THE ARC A DISTANCE OF 159.39 FEET (CHORD BEARING AND DISTANCE = SOUTH 62 DEGREES 40 MINUTES 24 SECONDS EAST-153.27 FEET) TO A SET 1/2" REBAR ON A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 44 MINUTES 50 SECONDS EAST, A DISTANCE OF 25.59 FEET TO A SET 1/2" REBAR ON THE SOUTH RIGHT-OF-WAY OF HUDGINS ROAD AS RELOCATED WITH THE WEST LINE OF THE NPK SOUTHAVEN, LLC PROPERTY; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF HUDGINS ROAD AS RELOCATED AND FOLLOWING ALONG THE WEST LINE OF THE NPK SOUTHAVEN, LLC PROPERTY AS FOLLOWS: SOUTH 37 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF 100.87 FEET TO A SET 1/2" REBAR ON A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 632.97 FEET AND A CENTRAL ANGLE OF 08 DEGREES 45 MINUTES 33 SECONDS; THENCE SOUTHEASTWARDLY ALONG THE ARC A DISTANCE OF 74.63 FEET (CHORD BEARING AND DISTANCE = SOUTH 34 DEGREES 07 MINUTES 38 SECONDS EAST-74.63 FEET) TO A SET 1/2" REBAR ON A POINT OF NON-TANGENCY; THENCE SOUTH 56 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 126.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,050 SQUARE FEET OR 0.805 ACRES, MORE OR LESS.

ALL BEARINGS AND COORDINATES ARE MISSISSIPPI STATE PLANE (NAD 83-WEST REGION).  
ALL DEEDS ARE OF RECORD IN THE CHANCERY COURT CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

