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Record and Return To:
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Property Appraiser Identification No.	Grantee's Tax Identification No.
14197-005-000	04-3205678

(RESERVED)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 11th day of December, 2002, between MARION K. KING, individually and as trustee under Land Trust No. 649-2322 (the "Grantor"), whose mailing address is 541 Central Avenue, Suite B, Laurel, Mississippi 39440, and SIENA GARDENS LIMITED PARTNERSHIP, a Florida limited partnership (the "Grantee"), whose mailing address is 120 Forbes Blvd., Mansfield, Massachusetts, 02048.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, Grantor's undivided one-third (1/3) interest in the real property (the "Property") located in Bay County, Florida, and more particularly described as follows:

See Exhibit "A" attached hereto

SUBJECT TO:

1. All easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, provided that this instrument shall not reimpose same.
2. Real estate taxes for the year 2002 and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

Exhibit "A"
Legal Description

Commencing at the Southwest corner of Section 32, Township 3 South, Range 14 West, Bay County, Florida; thence North $00^{\circ}13'10''$ East, along the Westerly boundary of said Section 32 (basis of bearings), a distance of 1322.11 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 32; thence South $89^{\circ}57'39''$ East, along the Northerly boundary of said Southwest Quarter of the Southwest Quarter, a distance of 178.72 feet to the Northwesterly right-of-way boundary of Balboa Avenue (60 foot right-of-way easement); thence North $74^{\circ}15'33''$ East a distance of 70.28 feet to the Southeasterly right-of-way boundary of said Balboa Avenue and the Southwest corner of the parcel described in Official Records Book 1513, Page 1310, of the Public Records of Bay County, Florida and the Point of Beginning; thence North $89^{\circ}10'23''$ East, along the Southerly boundary of said parcel, a distance of 735.42 feet to the Southeast corner of said parcel and the Westerly right-of-way boundary of Wood Avenue (60 foot right-of-way easement); thence North $00^{\circ}13'10''$ East along said West right-of-way line of Wood Avenue for 1246.71 feet to the existing South right-of-way line of 19th Street; thence North $89^{\circ}40'11''$ West along the South right-of-way line of 19th Street for 721.15 feet to the East right-of-way line of Balboa Avenue; thence South $00^{\circ}13'10''$ West along said East right-of-way line for 1142.22 feet to the point of curvature of a curve to the right; thence Southwesterly along said right-of-way line having a delta of $13^{\circ}18'01''$, a radius of 519.53 feet for an arc distance of 120.53 feet (chord bearing South $06^{\circ}58'00''$ West for 120.26 feet) to the Point of Beginning.

Tax Folio Number: 14197-005-000