

RETURN TO:

Mr. Dean Holder
First American Title Insurance Company
d/b/a Bay County Land & Abstract Company
8128 Front Beach Road, Suite A
Panama City Beach, Florida 32407

Prepared by: Karl J. Forrest, Esq.
Fine and Block Attorneys
2060 Mount Paran Road, Suite 106
Atlanta, Georgia 30327

Property Appraisers Parcel Identification (Folio) Number(s): 34034-005-020

This Special Warranty Deed made the 18 day of Nov., A.D. 2008 by

CABANA WEST, L.P., an Alabama limited partnership, and having its principal place of business at c/o R.H.Beaver, Sunbelt Management Company, 9010 Highway 431, Albertville, Alabama 35950, hereinafter called the grantor, to **BAY-CABANA ASSOCIATES, LLC**, a Georgia limited liability company, whose address is c/o ECI Capital, Inc., 2700 Delk Road, Suite 100, Marietta, Georgia 30067, hereinafter called the grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

See Exhibit AA@ attached hereto and made a part hereof.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

THIS conveyance, and the warranty of title contained herein, are made subject to those matters described in Exhibit "B" attached hereto and made a part hereof.

[PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its company seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

CABANA WEST, L.P.,
an Alabama limited partnership

By: Rudy Beaver
Rudy Beaver, Co-Manager

Signed, sealed and delivered in the presence of:

John C. McConahey
Witness # 1 - signature

(COMPANY SEAL)

By JOHN C. McCONAHEY
Witness # 1 - printed name

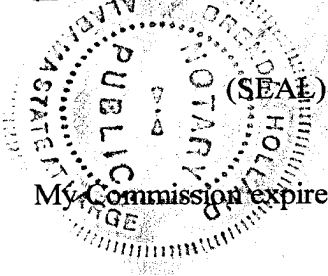
Brenda Holland
Witness # 2 - signature

By Brenda Holland
Witness # 2 - printed name

State of AlabamaCounty of At Large

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Rudy Beaver personally known to me or who produced a driver's license as identification and who did take an oath, well known to me to be the Co-Manager of the limited partnership named as grantor in the foregoing deed, and that such person acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in such person by said limited liability company and that the seal affixed thereto is the true company seal of said limited liability company.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of November, 2008.



Brenda Holland
Notary Public - signature

Brenda Holland
Notary Public - printed name

[ADDITIONAL SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its company seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

CABANA WEST, L.P.,
an Alabama limited partnership

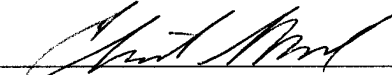
By: 
Miles Hill, Co-Manager

Signed, sealed and delivered in the presence of:

(COMPANY SEAL)

Witness #1 - signature

By TANYA M. CRISPIN
Witness # 1 - printed name

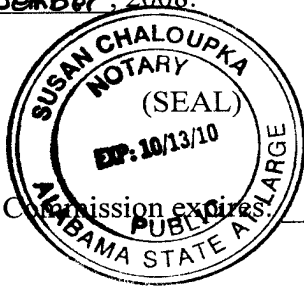

Witness # 2 - signature

By Christie Harvell
Witness # 2 - printed name

State of AlabamaCounty of Lee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Miles Hill personally known to me or who produced a driver's license as identification and who did take an oath, well known to me to be the Co-Manager of the limited partnership named as grantor in the foregoing deed, and that such person acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in such person by said limited liability company and that the seal affixed thereto is the true company seal of said limited liability company.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of November, 2008.



My Commission expires:

10/13/10

Susan Chaloupka
Notary Public - signature

Susan Chaloupka
Notary Public - printed name

EXHIBIT AA@

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE N00°03'56"W ALONG THE WEST LINE OF SAID SECTION 26 FOR 667.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°03'56"W ALONG SAID WEST LINE FOR 655.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 26; THENCE N89°50'25"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 26 FOR 1205.56 FEET; THENCE S00°03'56"E FOR 654.58 FEET; THENCE S89°49'02"W FOR 1205.56 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

1. Taxes and assessments for the year 2009 and subsequent tax years not yet due and payable.
2. Oil, gas and mineral reservations contained in deed recorded in deed Book 117, page 345.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 2115, Page 237 and Book 2497, Page 1346, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Terms and Conditions of Agreement as referred in Memorandum of Agreement recorded in Book 2115, Page 241, and Subordination Agreements in Book 2497, Page 1372 and Book 2556, Page 2243.
5. Easement granted to Gulf Power Company by instrument recorded in Book 2749, Page 2397.
6. Memorandum of Agreement and Easement as set forth in instrument recorded in Book 2762, Page 1503.
7. Terms and conditions of Cross-Easement Agreement as set forth in instrument recorded in Book 2829, Page 1477 and amended and restated in Book 2869, Page 135.