

5/27/08 12:07:04 SS  
BK 585 PG 517 SS  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

JUDY A. DOBBINS,  
GRANTOR

P 6/11/08 10:53:13  
BK 126 PG 632  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

TO

WARRANTY DEED  
WITH TRUST

ERNEST L. DOBBINS,  
GRANTEE

For and in consideration of the love I have for the minors hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JUDY A. DOBBINS, a single woman, Grantor, do hereby give, convey and warrant unto my brother, ERNEST L. DOBBINS, Grantee, in trust for the benefit of Eric R. Dobbins, Jr. (DOB 3-12-2006), and Ashton R. Dobbins (DOB 8-24-2007), as tenants in common, both of whom are minors, the following vacant real property in DeSoto County, Mississippi, more particularly described as:

Being in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 36, T2S, R7W, more particularly described as:

Beginning at the northwest corner of Section 36, T2S, R7W, thence south along the west line of Section 36 1320 feet to the point of beginning. Thence east 3497 feet along the north line of the Dobbins tract to the point of beginning, being the northeast corner of Lot 8; thence south 990 feet to the south line of the Dobbins tract, being the southeast corner of Lot No. 8; thence east 462 feet along the south line of the Dobbins tract to a point, being the southwest corner of Lot 10; thence north 990 feet to a point in the north line of the Dobbins tract; thence west 462 feet to the point of beginning; containing 10.5 acres, more or less

  
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ATTORNEY AT LAW  
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Being the same property conveyed to the Grantor by Order Confirming Title And Partitioning Land recorded in Deed Book 328 at page 511 on February 9, 1998.

(See plat attached hereto as Exhibit A).

When Eric, Jr. reaches 21 years of age, he shall receive, by Quitclaim Deed from my Trustee, fee simple title to an undivided one-half of said property, and one-half of any funds in a Trust Account described hereinafter. When Ashton reaches 21 years of age, he shall receive the fee simple title, by Quitclaim Deed from my Trustee, to the other undivided one-half of said property, and any remaining balance in the Trust Account.

In the event that Ernest L. Dobbins, Trustee, die before Ashton reaches 21 years of age, then I appoint and convey said property (or the remaining one-half) to Eric R. Dobbins, as contingent Trustee, with the same powers and responsibilities as my Trustee first named.

No bond or accounting shall be required of my Trustee or contingent Trustee.

It is not anticipated that there will be any income from said property during the term of this Trust. However, this shall not preclude my Trustee from securing a ground rental should the occasion arise. Such income, if any, shall be deposited in a Trust Account, and may be used for

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the payment of any taxes or other assessments against the property. Notwithstanding, my Trustee shall be responsible for the timely payment of all taxes and assessments on said property so long as said property is in his hands, which sums may be deducted from the Trust Account, if any.

Neither my Trustee nor either of said minors shall have the authority of alienating, anticipating, encumbering, or in any manner assigning said property, or any part thereof, and they are without power to subject said property to their liabilities or obligations to a Judgment, legal process, bankruptcy proceeds, or claims of creditors whatsoever, so long as said property is in the hands of my Trustee.

The warranty in this deed is subject to rights of way and easements for public roads and utilities, to subdivision and zoning regulations of DeSoto County, Mississippi, and to all other governmental regulations.

Taxes for 2007 shall be paid by the Grantor.

WITNESS our signatures on the dates indicated.

Ernest L. Dobbins      Judy A. Dobbins  
ERNEST L. DOBBINS,      JUDY A. DOBBINS,  
TRUSTEE                      GRANTOR

Eric R. Dobbins  
ERIC R. DOBBINS,  
CONTINGENT TRUSTEE

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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the under-  
signed authority in and for said County and State, the  
within named JUDY A. DOBBINS, who acknowledged that she  
signed and delivered the above and foregoing Warranty Deed  
With Trust on the date indicated as her free and voluntary  
act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this  
the 8<sup>th</sup> day of May, 2008.

Carole Crowder  
NOTARY PUBLIC

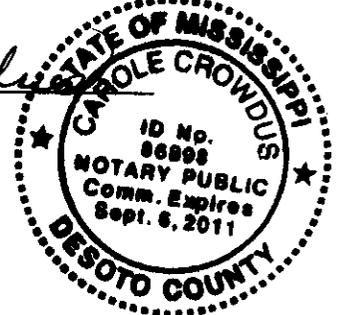


STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the under-  
signed authority in and for said County and State, the  
within named ERNEST L. DOBBINS, who acknowledged that he  
signed and delivered the above and foregoing Warranty Deed  
With Trust on the date indicated as his free and voluntary  
act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this  
the 8<sup>th</sup> day of May, 2008.

Carole Crowder  
NOTARY PUBLIC

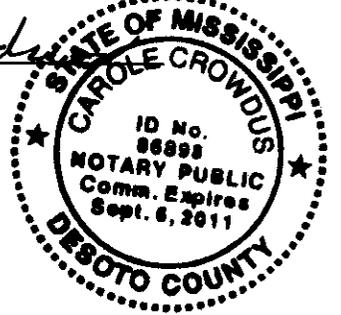


STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the under-  
signed authority in and for said County and State, the  
within named ERIC R. DOBBINS, who acknowledged that he  
signed and delivered the above and foregoing Warranty Deed  
With Trust on the date indicated as his free and voluntary  
act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this  
the 31<sup>st</sup> day of May, 2008.

Carole Crowder  
NOTARY PUBLIC



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ADDRESS/TELEPHONE OF GRANTOR: 686 Laughter Road N.,  
Hernando, MS 38632; Res. Tel. 662/449-0516;  
Bus. Tel. 901-757-1250

ADDRESS/TELEPHONE OF GRANTEE/TRUSTEE ERNEST L. DOBBINS: 4016  
Germantown Road, Memphis, TN; Res. Tel. 901/753-5029;  
Bus. Tel. 901/508-3225

ADDRESS/TELEPHONE OF CONTINGENT TRUSTEE ERIC R. DOBBINS:  
4016 Germantown Road, Memphis, TN; Res. Tel. 901/463-0306;  
Bus. Tel. 901/528-3000

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

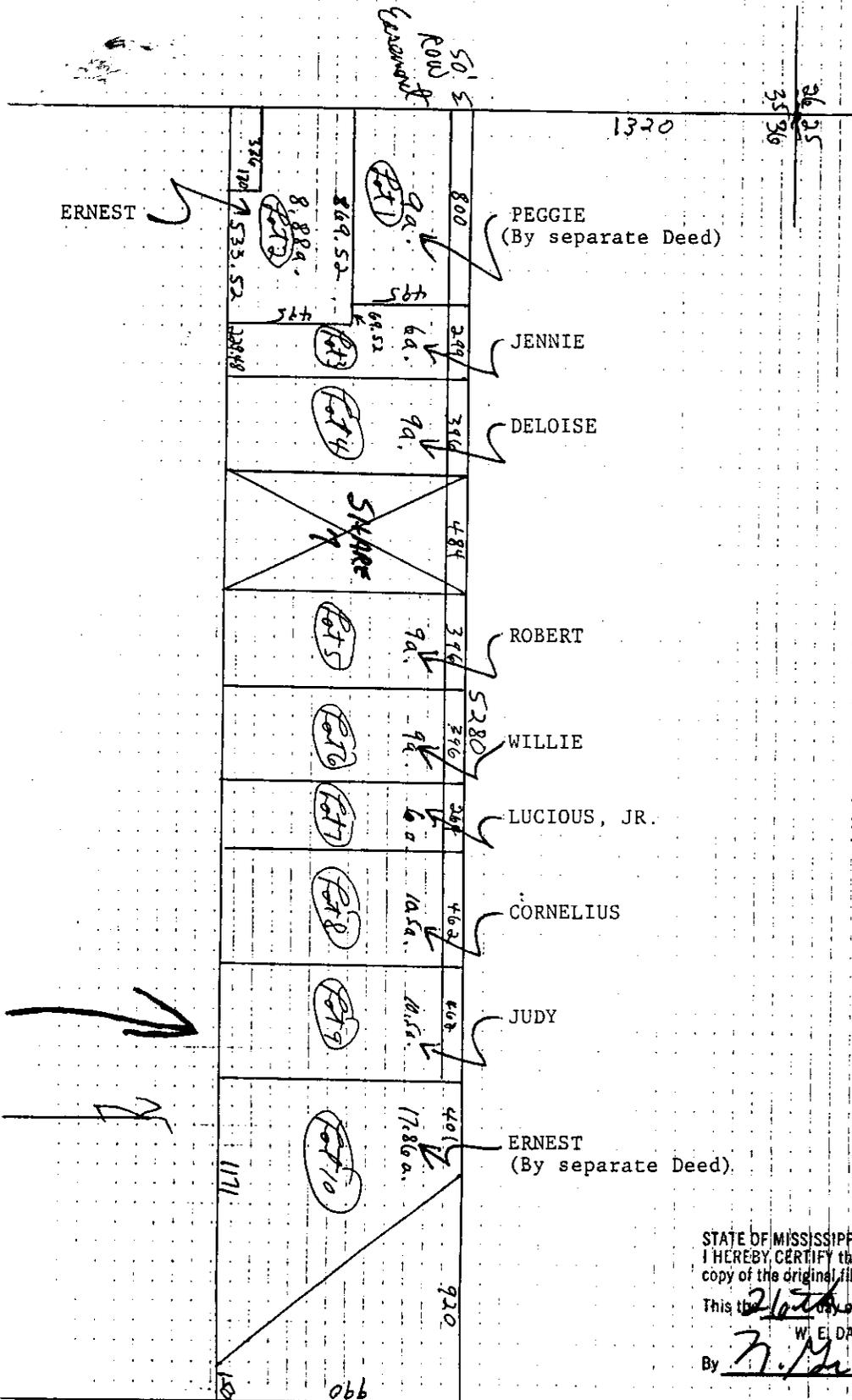
Mr. Drue D. Birmingham, Jr.  
Attorney at Law  
9369 Goodman Road  
Olive Branch, MS 38654  
(662) 895-7670  
MSB #2570

DRUE D.  
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No title search was requested prior to  
preparation of this instrument. The  
attorney preparing same does not warrant  
condition of title, accuracy of description  
or correctness of execution thereof.



STATE OF MISSISSIPPI, COUNTY OF DESOTO  
 I HEREBY CERTIFY that the above and foregoing is a true  
 copy of the original filed in this office.  
 This the 26th day of Jan., 19 98  
 W. E. DAVIS, Clerk of the Chancery Court  
 By N. M. ... D.C.

**EXHIBIT A**