

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES ONLY

2010061570
Bridgforth & Buntin, PLLC
5293 Getwell Road
Southaven, Mississippi 38672
662-393-4450

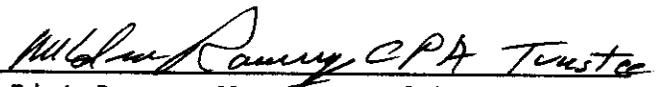
INDEXING INSTRUCTIONS:
SE Quarter, Section 19, Township
3 South, Range 8 West, DeSoto
County, MS

RIGHT OF FIRST REFUSAL

The undersigned, M. Edwin Ramsey, CPA, Trustee of The James D. Skaggs Marital Trust, contained in Last Will and Testament of James D. Skaggs, dated November 23, 1999, does hereby grant and convey unto Robert M. Brankstone and wife, Jeannifer F. Brankstone the right of first refusal on the land and property located in DeSoto County, Mississippi, more particularly described on Exhibit "A" attached hereto and made a part hereof.

If the undersigned receives any valid written offer on the subject property, there is hereby granted to Robert M. Brankstone and wife, Jeannifer F. Brankstone the right to purchase the subject property on the same terms and conditions. Robert M. Brankstone and wife, Jennifer F. Brankstone shall have five (5) days to notify the undersigned in writing of their intent to exercise their right of first refusal and close on said transaction within thirty (30) days thereafter.

Dated this the 15 day of July, 2010.


M. Edwin Ramsey, CPA, Trustee of The James D. Skaggs Marital Trust, contained in Last Will and Testament of James D. Skaggs, dated November 23, 1999

EXECUTED IN COUNTERPART

Robert M. Brankstone

Jeannifer F. Brankstone

STATE OF Tennessee
COUNTY OF Shelby

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforementioned, on this the 15 day of July, 2010, the within named M. Edwin Ramsey, CPA who acknowledged that he is the Trustee of The James D. Skaggs Revocable Living Trust, dated November 23, 1999, and that in said capacity he signed and delivered the above and foregoing instrument on the day and year therein mentioned as his voluntary act and deed for the purposes expressed therein.



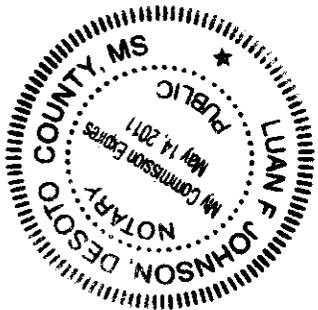
(seal)

Jeannine Melkent
NOTARY PUBLIC

MY COMMISSION EXPIRES:
February 29, 2012

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, on this the 15 day of July, 2010, the within named Robert M. Brankstone and wife, Jeannifer F. Brankstone, who acknowledged that they execute the above and foregoing instrument.



(seal)

Juan F. Johnson
NOTARY PUBLIC

T:\LUAN\07\RIGHT OF FIRST REFUSAL BRANKSTONE

EXECUTED IN COUNTERPART

Robert M. Brankstone
 Robert M. Brankstone

Jeannifer F. Brankstone
 Jeannifer F. Brankstone

STATE OF _____
 COUNTY OF _____

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforementioned, on this the ____ day of July, 2010, the within named M. Edwin Ramsey, CPA who acknowledged that he is the Trustee of The James D. Skaggs Revocable Living Trust, dated November 23, 1999, and that in said capacity he signed and delivered the above and foregoing instrument on the day and year therein mentioned as his voluntary act and deed for the purposes expressed therein.

 NOTARY PUBLIC

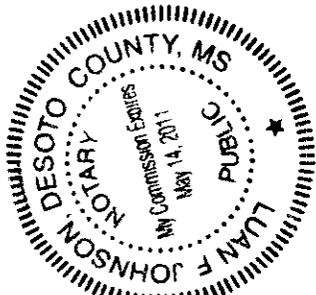
(seal)

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, on this the 15 day of July, 2010, the within named Robert M. Brankstone and wife, Jeannifer F. Brankstone, who acknowledged that they execute the above and foregoing instrument.

Luan F. Johnson
 NOTARY PUBLIC

(seal)



T:\LUAN\D7\RIGHT OF FIRST REFUSAL BRANKSTONE

EXHIBIT "A"

100.0 acres in the Southeast Quarter of Section 19, Township 3 South, Range 8 west, DeSoto County, Mississippi, described as beginning at the intersection of south line of Section 19, Township 3 South, Range 8 West and west right of way of Fogg Road; thence South 87 degrees 01 minutes west along south line said section and an old fence and hedge row 2627.56 feet to southwest corner of southeast quarter said section; thence north 2 degrees 52 minutes west along west line said quarter section 1660 feet to a point; thence north 87 degrees 00 minutes east 2639.0 feet to a point in west right of way said road; thence south 2 degrees 31 minutes 30 seconds east along said right of way 820.0 feet to a point; thence south 2 degrees 17 minutes east along said right of way 300 feet to a point; thence south 3 degrees 49 minutes east along said right of way 540 feet to the Point of Beginning and containing 100.0 acres, more or less. All bearings are magnetic.

LESS AND EXCEPT: the following property conveyed to Michael W. Skaggs by Quitclaim Deed of record in Book 249, Page 800, in the office of the Chancery Clerk of DeSoto County, Mississippi; said property being more particularly described as follows:

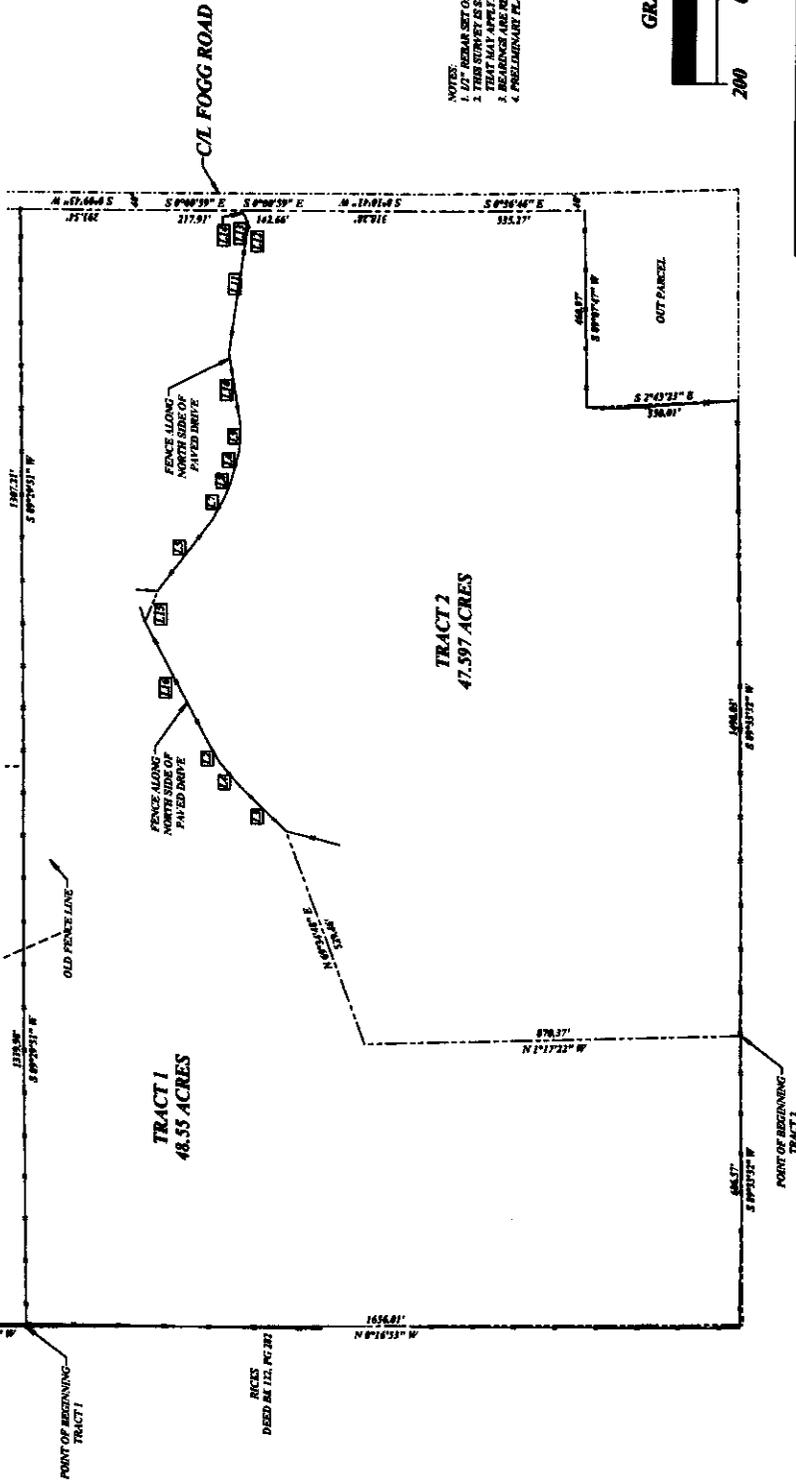
Part of the Southeast Quarter of Section 19, Township 3 South, Range 8 west, DeSoto County, Mississippi: Beginning at a point located 40 feet west of the southeast corner of Section 19, Township 3 South, Range 8 West. Said point being on the west right of way of Fogg Road and marked by an iron pin located at an old fence line. Thence South 86 degrees 48' 32" West 450.0 feet along said fence line to a point. Thence North 02 degrees 11' 48" West 350.0 feet to a point. Thence North 86 degrees 48' 32" East 450.0 feet to an iron pin on the west right of way of Fogg Road. Thence South 02 degrees 11' 48" East 350.0 feet along the west right of way of Fogg Road to the point of beginning. This parcel containing 3.6 acres.

LESS AND EXCEPT: the following property conveyed to Robert M. Brankstone and wife, Jeannifer F. Brankstone by Warranty Deed dated July 15, 2010, and recorded in the office of the Chancery Clerk of DeSoto County, Mississippi:

Commencing at the commonly accepted northwest corner of the southeast quarter of Section 19, Township 3 South, Range 8 West, DeSoto County, Mississippi being a 1/2" rebar found; thence South 0 Deg 16 Min 53 Sec East, a distance of 1787.06 feet; thence North 89 Deg 43 Min 07 Sec East, a distance of 671.26 feet to the POINT OF BEGINNING; thence North 69 Deg 34 Min 48 Sec East, a distance of 529.46 feet to a fence corner; thence along a fence line the following calls: thence North 44 Deg 15 Min 13 Sec East, a distance of 150.44 feet; thence North 50 Deg 12 Min 39 Sec East, a distance of 73.21 feet; thence North 60 Deg 07 Min 52 Sec East, a distance of 55.21 feet; thence North 64 Deg 06 Min 52 Sec East, a distance of 321.27 feet; thence South 70 Deg 04 Min 05 Sec East, a distance of 71.98 feet; thence South 53 Deg 08 Min 28 Sec East, a distance of 210.19 feet; thence South 61 Deg 48 Min 02 Sec East, a distance of 59.08 feet; thence South 68 Deg 56 Min 14 Sec East, a distance of 40.73 feet; thence South 74 Deg 52 Min 48 Sec East, a distance of 70.65 feet; thence South 87 Deg 06 Min 35 Sec East, a distance of 59.66 feet; thence North 81 Deg 04 Min 08 Sec East, a distance of 172.74 feet; thence South 82 Deg 00 Min 58 Sec East, a distance of 284.30 feet; thence South 65 Deg 55 Min 02 Sec East, a distance of 15.16 feet; thence North 66 Deg 14 Min 02 Sec East, a distance of 25.87 feet; thence North 53 Deg 12 Min 14 Sec East, a distance of 16.84 feet to the east line of Fogg road(40' from center); thence South 0 Deg 00 Min 59 Sec East along said line, a distance of 142.66 feet; thence South 0 Deg 10 Min 41 Sec West along said line, a distance of 318.28 feet; thence South 0 Deg 36 Min 46 Sec East along said line, a distance of 335.27 feet to a fence line; thence South 89 Deg 07 Min 47 Sec West a fence line, a distance of 460.97 feet; thence South 2 Deg 43 Min 23 Sec East along a fence line, a distance of 350.01 feet to the south line of said quarter section; thence South 89 Deg 33 Min 32 Sec West along said quarter section line, a distance of 1490.03 feet; thence North 1 Deg 17 Min 22 Sec West, a distance of 870.37 feet to the POINT OF BEGINNING; said described tract containing 47.567 Acres, more or less.

**DIVISION OF
PART OF THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 3 SOUTH, RANGE 8 WEST
DESO TO COUNTY, MISSISSIPPI**

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE SOUTHEAST
QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH,
RANGE 8 WEST, DESOTO COUNTY, MS
1/4" REBAR FOUND



- NOTES:
1. 1/4" REBAR SET ON ALL CORNERS UNLESS OTHERWISE NOTED
 2. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY
 3. BEARINGS ARE REFERENCED TO THE STATE PLANE
 4. PRELIMINARY PLAT



LINE	Bearing	Distance
1	S 69°47'51" W	35.37'
2	S 45°17'15" W	72.21'
3	S 89°17'15" W	210.77'
4	N 87°03'08" W	76.65'
5	N 75°23'48" W	38.88'
6	N 67°08'02" W	76.77'
7	N 67°08'02" W	89.66'
8	N 87°03'08" W	172.79'
9	N 87°03'08" W	282.89'
10	N 67°08'02" W	121.66'
11	S 89°17'15" W	168.64'
12	S 69°47'51" W	76.77'
13	N 67°08'02" E	318.11'

HENSLEY LAND SURVEYING
2449 ARKABUTLA ROAD
COLDWATER, MS 38618
662-562-5055/001-652-0129

**SECTION 19, TOWNSHIP 3 SOUTH,
RANGE 8 WEST, DESOTO COUNTY, MS**
REFERENCE MATERIALS: BK 250, PG 399
SCALE 1"=200', DATE 3-10-08
CLASS "B" SURVEY