

Indexing Instruction: NE¼ & SE¼ of Section 7, NW¼ of Section 8 & NW¼, NE¼, SW¼ & SE¼ of Section 5, T2S, R9W, Desoto, County, Mississippi

Prepared By and Return To:

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McGlinchey Stafford, PLLC
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Jackson, MS 39225-2949
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**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

PARTIAL RELEASE

FOR VALUE RECEIVED, the undersigned

**Oxford University Bank
1550 University Avenue
Oxford, MS 38655
(662) 234-0622
("Beneficiary")**

does hereby release from that certain Deed of Trust from:

**Saturn Development, Inc. and
Saturn Investment Corporation
14 Twelve Oaks
Madison, MS 39110
(601) 940-4481
("Grantor")**

to R.L. Holley, Trustee, to secure Oxford University Bank dated May 16, 2008 and recorded in Book 2,900 at Page 550 and renewed in Book 3,315 at Page 338 in the records in the office of the Chancery Clerk of DeSoto County, Mississippi, the following described real property lying and being situated in DeSoto County, Mississippi, to wit:

See Exhibit "A"

Said Deed of Trust to otherwise remain in full force and effect.

WITNESS my signature this the 28th day of Dec, 2012.

OXFORD UNIVERSITY BANK,
a Mississippi Bank

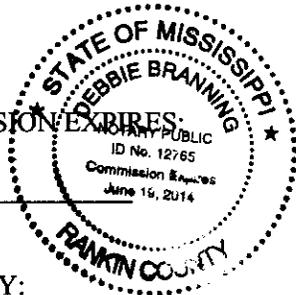
By: [Signature]
Name: J. Eric Clark
Title: Vice President of First South Farm Credit, ACA,
Attorney-in-Fact for Oxford University Bank

STATE OF MISSISSIPPI
COUNTY OF MAADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 28th day of Dec, 2012, within my jurisdiction, the within named J. Eric Clark, who having been duly sworn by me acknowledged that he is the Vice President of First South Farm Credit, ACA, Attorney-in-Fact for Oxford University Bank, a Mississippi banking corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument on the day and year therein mentioned after first having been duly authorized by said corporation to do so.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:



(SEAL)

PREPARED BY:
McGlinchey Stafford, PLLC
City Centre, Suite 1100
200 South Lamar Street
Jackson, MS 39201
Phone No. (601) 960-8400

EXHIBIT "A"**TRACT I****PROPERTY DESCRIPTION FOR DESOTO COUNTY GRAVES FARM, LLC**

467.655 ACRES OF LAND LOCATED IN THE NORTHEAST QUARTER, NORTHWEST QUARTER, SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, DESCRIBED AS FOLLOWS:

Begin at a 1" pipe found at the northeast corner of Section 5, Township 2 South, Range 9 West, Desoto County, Mississippi; thence, run along section line, South 00 degrees 25 minutes 03 seconds East a distance of 2196.30 feet to a ½" iron rod found on the northern right of way line of Illinois Central Railroad (50.0 feet from centerline); thence continue along the northern right of way line of the railroad the following 2 courses and distances: South 53 degrees 19 minutes 58 seconds West a distance of 900.66 feet to a ½" iron rod found (50.0 feet from centerline); South 53 degrees 00 minutes 43 seconds West a distance of 3444.59 feet to a ½" iron rod found; thence leave the railroad and run along Richard N. Smith 7.472 acre tract (as recorded in Deed Book 655, Page 257), North 71 degrees 31 minutes 48 seconds West a distance of 1890.73 feet, passing a ½" iron rod found at 1850.68 feet on line, to a point at the northwest corner of said Richard N. Smith 7.472 acre tract; thence run along section line, North 00 degrees 23 minutes 10 seconds West a distance of 1710.34 feet; thence South 80 degrees 50 minutes 52 seconds East a distance of 145.24 feet, passing a ½" iron rod found at 18.28 feet on line, to a ½" iron rod found; thence North 07 degrees 13 minutes 52 seconds East a distance of 138.08 feet to a ½" iron rod found; thence North 73 degrees 15 minutes 31 seconds West a distance of 169.04 feet, passing a ½" iron rod found at 150.55 feet on line, to a point; thence run along section line, North 00 degrees 23 minutes 10 seconds West a distance of 2378.27 feet to a p.k. nail set in the east shoulder of Howard Sanders Road at the northwest corner of Section 5; thence run along section line, South 89 degrees 31 minutes 38 seconds East a distance of 5280.00 feet back to the **Point of Beginning**.

Note: The above described property is subject to road right of way for Howard Sanders Road (no deeded right of way found).

TRACT II

PROPERTY DESCRIPTION FOR DESOTO COUNTY GRAVES FARM, LLC

126.558 ACRES OF LAND WITH 115.685 ACRES LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 7, 10.245 ACRES LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, AND .628 ACRE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, DESCRIBED AS FOLLOWS:

Begin at a ½" iron rod found at the southwest corner of Section 5, Township 2 South, Range 9 West, Desoto County, Mississippi; thence, run along section line, North 00 degrees 23 minutes 10 seconds West a distance of 157.15 feet to a p.k.nail set in the center of Church Road; thence run along the center of said Church Road the following courses and distances:
 South 41 degrees 49 minutes 03 seconds East a distance of 49.34 feet;
 South 66 degrees 51 minutes 04 seconds East a distance of 48.94 feet;
 South 74 degrees 02 minutes 48 seconds East a distance of 242.72 feet;
 South 72 degrees 43 minutes 06 seconds East a distance of 93.10 feet;
 South 69 degrees 45 minutes 09 seconds East a distance of 137.78 feet;
 South 66 degrees 44 minutes 48 seconds East a distance of 329.53 feet;
 South 76 degrees 28 minutes 02 seconds East a distance of 64.62 feet;
 North 86 degrees 39 minutes 54 seconds East a distance of 42.88 feet to a p.k. nail set on the northern right of way line of the Illinois Central Railroad (50.0 feet from centerline); thence continue along the northern right of way line of the railroad, South 53 degrees 00 minutes 43 seconds West a distance of 4485.88 feet to a ½" iron rod found; thence run along section line, North 00 degrees 00 minutes 00 seconds West a distance of 2917.23 feet to a ½" iron rod found; thence run along section line, South 89 degrees 14 minutes 59 seconds East a distance of 2646.60 feet back to the **Point of Beginning**.

Note: The above described property is subject to road right of way for Church Road (no deeded right of way found).