

WILLIAM N. GRIFFIN, TRUSTEE,
GRANTOR

TO

TRUSTEE'S DEED

BOYLE DEVELOPMENT COMPANY,
A Tennessee Corporation,
GRANTEE

WHEREAS, on December 15, 1977, the Circle G. Ranch, Inc. executed a Deed of Trust to William N. Griffin, Trustee for Boyle Development Company, said Deed of Trust appearing of record in Real Estate Trust Deed Book 219, Page 491, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust and holder of said indebtedness having requested the undersigned Trustee to execute the trust and sell said land for the purpose of raising the sums due thereunder together with attorney's fees, Trustee's fees and expenses of sale in accordance with said Deed of Trust; and

WHEREAS, the undersigned Trustee, in accordance with the terms of said Deed of Trust and the laws of the State of Mississippi, did advertise said sale in the North Mississippi Times, a newspaper, published in the town of Hernando, DeSoto County, Mississippi, and having a general circulation in DeSoto County, Mississippi, on the following dates, to-wit: June 21, 1979, June 28, 1979, July 5, 1979, and July 12, 1979; which is more fully shown by the original proof of publication which is attached hereto as Exhibit "A" and made a part hereof as if fully set forth in words and figures; and by posting on the 21st day of June, 1979, a copy of said Notice on the bulletin board of the Courthouse of DeSoto County, Mississippi, in Hernando; and

WHEREAS, on the 13th day of June, 1979, pursuant to said Notice, and at the east front door of the County Courthouse of DeSoto County, Mississippi, at Hernando, between the hours of 11:00 a.m. and 4:00 p.m., I, William N. Griffin, Trustee, did offer for sale and did sell for the highest and best bidder for cash, the following described land and property situated in DeSoto County, Mississippi, to-wit:

TRACT ONE: A tract of land situated in the Northwest Quarter of Section Thirty One (31), Township One (1), Range Eight (8) West, and more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 31; thence East 466.6 feet to a point; thence South 466.6 feet to a point; thence West 466.6 feet to a point; thence North 466.6 feet to the point of beginning, and containing 5 acres, more or less, and being a part of the lands conveyed by Anna C. Cox, a widow to Juanita Cox Mann, by deed dated May 5, 1958, and of record in Book 44, Page 499, of the Deed Records of DeSoto County, Mississippi, BUT LESS AND EXCEPT THEREFROM the following described lands, to-wit: Commencing at the Northwest corner of said Section 31; run thence East 17.3 feet to the intersection of the center lines of Goodman Road and the proposed Highway 301; thence run East along the center line of Goodman Road 160 feet to a point; thence run South a distance of 40 feet to the point of beginning; thence run East a distance of 130.34 feet to a point; thence run South a distance of 230.34 feet to a point; thence run West a distance of 230.34 feet to a point on the proposed right of way of Highway No. 301; thence run North along the proposed East right of way of Highway No. 301 a distance of 135.34 feet to a point; thence run North 46 degrees 24 minutes 16 seconds East a distance of 137.93 feet to the point of beginning, and containing 1 acre of land, and together with a right of way for egress and ingress

in favor of First National Building Corporations, its successors and assigns, over and across the land adjacent to said 1 acre to the right of way and proposed right of way of Mississippi Highway 301 and the right of way of Goodman Road, DeSoto County, Mississippi, and as said exception is described by partial release from Elvis A. Presley dated December 1, 1970 and of record in Book 122, Page 501, of the Real Estate Trust Deed Records of DeSoto County, Mississippi.

TRACT TWO: The Northwest Quarter of Section Thirty One (31), Township One (1), Range Eight (8) West, LESS AND EXCEPT 5 acres in the shape of a square located in the Northwest corner thereof, and containing 155 acres, more or less, and being part of the lands conveyed by Anna C. Cox, a widow, to Juanita Cox Mann, by deed dated May 5, 1958, and of record in Book 44, Page 499, of the Deed Records of DeSoto County, Mississippi.

TRACT THREE: A tract of land in the Southwest Quarter of Section Thirty One (31), Township One (1), Range Eight (8) West, and more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 31; thence North 89 degrees 58 minutes East 2652.40 feet to an iron pin in Carey Whitehead's West property line; thence South 0 degrees 19 minutes West along said property line, 60 feet to an iron pin; thence South 89 degrees 58 minutes West 2652.07 feet to a railroad spike in Mississippi State Highway No. 301; thence North 60 feet to the point of beginning, and containing 3.61 acres, excluding 0.04 acres in road.

The above three tracts being the same lands conveyed to Elvis A. Presley by Charles H. Davis, Trustee, as shown by Trustee's Deed dated May 15, 1972, and of record in Book 95, Page 606, of the Deed Records of DeSoto County, Mississippi, and also being the same property conveyed to Boyle Development Company by Elvis A. Presley as shown in Warranty Deed dated December 1, 1972 and of record in Book 101, Page 33, of the Deed Records of DeSoto County, Mississippi.

The lands described above are conveyed subject to the following easements:

Subject to easements to Mississippi Power and Light Company, recorded in Book 80, Page 163; Book 100, Page 123; Book 33, Page 249; and Book 33, Page 23; Pipe line easement to Mississippi Valley Gas Company recorded in Book 80, Page 386; Pipe line easements to Texas Gas Transmission Corporation recorded in Book 37, Page 6 and Book 46, Page 139; Easement for right of way to DeSoto County, Mississippi recorded in Book 41, Page 10, and subject to any part lying and situated in roads, and conveyance of 1.11 acres to State Highway Commission by Deed recorded in Book 89, Page 433, all in the Records of DeSoto County, Mississippi.

The land above described will be sold subject to the following prior encumbrances:

Subject to Trust Deed recorded in Book 69, Page 28, and Trust Deed recorded in Book 151, Page 191.

The above described real estate will be conveyed less and except the two acre tract described of record in Partial Release recorded in Book 219, Page 495, Records of Real Estate Trust Deeds of the Chancery Court Clerk's office of DeSoto County, Mississippi; said two acres being similarly described of record in Partial Release recorded in Book 219,

Page 796 and in Partial Release recorded in Book 219, Page 496, Records of Real Estate Trust Deeds of said Chancery Court Clerk's office of DeSoto County, Mississippi.

The undersigned Trustee first offered the aforesaid property for sale at public outcry in subdivisions, in compliance with Section 111 of the Mississippi Constitution, and received no bids for any of the subdivided parcels; the undersigned Trustee then offered said property as a single tract and there appeared at said sale, Boyle Development Company by and through its President Snoden B. Boyle, Jr., bidding on behalf of Boyle Development Company the sum of Seven Hundred and Fifty Thousand and no/100 Dollars (\$750,000.00) for all of the above described property. The said Boyle Development Company was declared to be the highest and best bidder and said property was struck off to Boyle Development Company, who was declared to be the purchaser thereof.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES and the sum of Seven Hundred Fifty Thousand and no/100 Dollars (\$750,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, William N. Griffin, Trustee, do hereby sell and convey to Boyle Development Company, a Tennessee Corporation, all of the above described property, conveying only such title as is vested in me as Trustee.

WITNESS my signature, this the 13th day of July, 1979.

William N. Griffin, Trustee

William N. Griffin, Trustee

STATE OF MISSISSIPPI
COUNT OF DESOTO

PERSONALLY appeared before me, the undersigned authority at law, in and for the State and County aforesaid, the within named William N. Griffin, Trustee, who acknowledged that he signed and delivered the above and foregoing Trustee's Deed on the day and year therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY hand and seal of office this the 13th day of July, 1979.

Madelaine M. Laibow

Notary Public



My Commission expires:
June 19, 1982



North Mississippi Times

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, James M. Wilson, one of the managers of the North Mississippi Times, a newspaper published in the Town of Hernando and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to-wit:

- In Vol. 84 No. 20, dated the 21 day of June, 1979
- In Vol. 84 No. 21, dated the 28 day of June, 1979
- In Vol. 84 No. 22, dated the 5 day of July, 1979
- In Vol. 84 No. 23, dated the 12 day of July, 1979
- In Vol. _____ No. _____, dated the _____ day of _____, 19____

and that the North Mississippi Times has been published continuously for a

James M. Wilson
North Mississippi Times

Sworn to and subscribed before me, this 13th day of July, 1979

James M. Wilson
NOTARY PUBLIC

My Commission expires 10-9, 1982

To William N. Griffin
for taking the annexed publication of 719 words or the equivalent thereof for a total of 4 times \$107.85, plus \$1.00 for making a proof of publication and deposing to same for a total cost of \$108.85.

TRUSTEE'S NOTICE OF SALE

WHEREAS, on December 18, 1977, THE CIRCLE G. RANCH, INC. executed a Deed of Trust to WILLIAM N. GRIFFIN, Trustee for BOYLE DEVELOPMENT COMPANY, said Deed of Trust appearing of record in Real Estate Trust Deed Book 218, Page 491, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the holder of said indebtedness having requested the undersigned Trustee to execute the trust, and sell said land in accordance with the Deed of Trust.

NOW, THEREFORE, I, William N. Griffin, Trustee, under the provisions of and by virtue of the authority conferred upon me in said Deed of Trust, will on the 13th day of July, 1979, offer for sale pursuant to Mississippi law at public outcry and sell, within legal hours at the East front door of the County Courthouse in Hernando, DeSoto County, Mississippi, to the highest and best bidder for cash, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

TRACT ONE: A tract of land situated in the Northwest Quarter of Sec Thirty one (31), Township One (1), Range Eight (8) West, and more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 31; thence East 466.8 feet to a point; thence South 466.8 feet to a point; thence West 466.8 feet to a point; thence North 466.8 feet to the point of beginning, and containing 5 acres, more or less, and being a part of the lands conveyed by Anna C. Cox, a widow to Juanita Cox Mann, by deed dated May 5, 1958, and of record in Book 44, page 488, of the Deed Records of DeSoto County, Mississippi, BUT LESS AND EXCEPT THEREFROM the following described lands, to-wit: Commencing at the Northwest corner of said Section 31; run thence East 17.3 feet to the intersection of the center line of Goodman Road and the proposed Highway 301; thence run East along the center line of Goodman Road 160 feet to a point; thence run South a distance of 40 feet to the point of beginning; thence run East a distance of 130.34 feet to a point; thence run South a distance of 230.36 feet to a point; thence run West a distance of 230.34 feet to a point on the proposed right of way of Highway No. 301; thence run North along the proposed East right of way of Highway No. 301 a distance of 135.34 feet to a point; thence run North 46 degrees 24 minutes 18 seconds East a distance of 137.93 feet to the point of beginning, and containing 1 acre of land, and together with a right of way for egress and ingress in favor of First National Building Corporation, its successors.

and assigns over to the land adjacent to said 1 acre to the right of way and proposed right of way of Mississippi Highway 301 and the right of way of Goodman Road, DeSoto County, Mississippi, and as said exception is described by partial release from Elvis A. Presley dated Dec. 1, 1970, and of record in Book 122, Page 501, of the Real Estate Trust Deed Records of DeSoto County, Mississippi.

TRACT TWO: The Northwest Quarter of Section Thirty One (31), Township One (1), Range Eight (8) West, LESS AND EXCEPT 5 acres in the shape of a square located in the Northwest corner thereof, and containing 155 acres, more or less, and being part of the lands conveyed by Anna C. Cox, a widow, to Juanita Cox Mann, by deed dated May 5, 1938, and of record in Book 44, page 489, of the Deed Records of DeSoto County, Mississippi.

TRACT THREE: A tract of land in the Southwest Quarter of Section Thirty One (31), Township One (1), Range Eight (8) West, and more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 31; thence North 88 degrees 58 minutes East 2882.49 feet to an iron pin in Cary Whitehead's West property line; thence South 0 degrees 18 minutes West along said property line, 60 feet to an iron pin; thence South 89 degrees 58 minutes West 2852.07 feet to a railroad spike in Mississippi State Highway No. 301; thence North 90 feet to the point of beginning, and containing 3.81 acres, excluding 0.04 acres in road.

The above three tracts being the same lands conveyed to Elvis A. Presley by Charles H. Davis, Trustee, as shown by Trustee's Deed dated May 15, 1972, and of record in Book 95, Page 805, of the Deed Records of DeSoto County, Mississippi, and also being the same property conveyed to Boyle Development Company by Elvis A. Presley as shown in Warranty Deed dated Dec. 1, 1972, and of record in Book 101, Page 33, of the Deed Records of DeSoto County, Mississippi.

The land above described will be sold subject to the following easements: Subject to easements to Mississippi Power and Light Company recorded in Book 89, page 193; Book 100, page 123; Book 33, page 249; and Book 33, page 23; Pipe line easement to Mississippi Valley Gas Company recorded in Book 85, page 383; Pipe line easements to Texas Oil Transmission Corporation recorded in right of way to DeSoto County, Mississippi, recorded in Book 41, page 10, and subject to any part or lying to State Highway Commission by Deed recorded in Book 89, page 433, all in the Records of DeSoto County, Mississippi.

The land above described will be sold subject to the following prior encumbrances:

Subject to Trust Deed recorded in Book 86, Page 26, and Trust Deed recorded in Book 161, Page 181.

The above described real estate will be conveyed less and except the two acre tract described of record in Partial Release recorded in Book 218, Page 495, Records of Real Estate Trust Deeds of the Chancery Court Clerk's Office of DeSoto County, Mississippi; said two acres being similarly described of record in Partial Release recorded in Book 218, Page 788 and in Partial Release recorded in Book 218, Page 495, Records of Real Estate Trust Deeds of said Chancery Court Clerk's Office of DeSoto County, Mississippi.

I will sell and convey only such title as is vested in me as Trustee.

Witness my signature this 23rd day of July 1979.

William W. Griffin, Trustee

June 27, 28, July 8, 12, 1979

B, W & B Shaven

bill



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 10 minutes A.M. 23 day of July 1979, and that the same has been recorded in Book 142 Page 628 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 23 day of July 1979. Fees \$6.50 pd.

SEAL of J. D. Ferguson CLERK