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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned A.G. & L. Builders, Inc., whose mailing address is P. O. Box 697, Southaven, Mississippi. 38671

A G & L Builders, Inc., does hereby sell, convey and warrant unto James D. Pepper and wife, Sharon W. Pepper, as joint tenants with full rights of survivorship and not as tenants in common, whose mailing address is 8454 Bridgewood Dr. , Southaven, Mississippi 38671, the following land and property located and situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 828, Section D, Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 9, Pages 42-43, in the office of the Chancery Clerk of DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantees or their assigns any deficit on an actual proration.

THIS CONVEYANCE is subject to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

WITNESS the respective hand and signature of the undersigned Grantor hereto affixed on this the 7th day of January, 1985.

A.G. & L. Builders, Inc.

By: *Aubrey J. ...*

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, and while within my official jurisdiction, Ardie Patrick, personally known to me to be the President of the within named A.G. & L. Builders, Inc., who acknowledged that he signed, sealed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned for and on behalf of said corporation and as its own act and deed, his having been first duly authorized so to do.

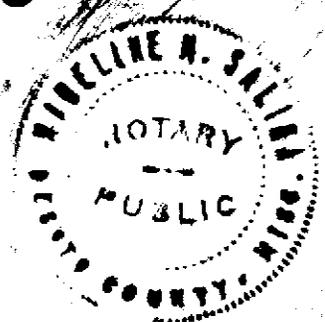
WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE this 7th day of January, 1985.

Mableine M. Saliba

NOTARY PUBLIC

Commission Expires:

June 19, 1986



Filed @ 11:00 AM, 10 Jan, 1985
Recorded in Book 175 Page 686
H. G. Ferguson, Clerk

MISSISSIPPI DE SOTO COUNTY CLERK
H. G. FERGUSON
1000 E. COLLETT AVENUE
MEMPHIS, MISSISSIPPI 38103