

DEED OF CONVEYANCE

This Deed of Conveyance made by Anne Baggett Wilkes, Executrix of the Estate of William H. Wilkes, Jr., Deceased, and Anne Baggett Wilkes, Jane W. Campbell and Norman J. Wilkes, and United Southern Bank of Clarksdale, Mississippi, Successor Trustee, hereinafter designated as the Grantors to and in favor of James K. Graves, a single person, hereinafter referred to as the Grantee, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand this day paid by the Grantee to the Grantors, and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the Grantors, the Grantors do hereby and by these presents convey, quitclaim and release to the Grantee the following described real estate situated in DeSoto County, Mississippi, to-wit:

The north part of Lot 218, Woodland Lake Subdivision as shown on the plat appearing of record in Plat Book 1, Pages 15A, 15B and 15C in the land records of DeSoto County, Mississippi in the Office of the Chancery Clerk of said county to which recorded plat reference is made for a more particular description and being located in Section 18, Township 3, Range 9 West and the part of Lot 218 hereby conveyed is all that part of said lot that is located North of the graveled road running East and West through said Lot 218 and which road is located approximately 165 feet South of the North line of said Lot 218 together with all buildings and improvements thereon and being the identical land conveyed to W. H. Wilkes, Jr. by deed of record in Deed Book 122, Page 597 of the land records of DeSoto County, Mississippi maintained in the Office of the Chancery Court Clerk of said County and to which reference is hereby made.

Anne Baggett Wilkes in her individual capacity and Jane W. Campbell and Norman J. Wilkes, in their individual capacities, who together constitute the sole heirs at law of William H. Wilkes, Jr., do hereby join in this conveyance for the sole purpose of conveying any and all right, title and interest which they may have in the aforescribed property to the Grantee herein.

This conveyance is made subject to rights of ways and easements for public roads and public utilities to the reservation of one-half of all minerals reserved by J. H. Barr and wife, as shown by deed of record in Deed Book 43, at Page 180 of the deed records of DeSoto County, Mississippi, maintained in the Office of the Chancery Court Clerk of

said county and to an electric easement held by Coahoma Electric Power Association shown by instrument recorded in Deed Book 37 at Page 429, Deed Book 37, Page 430 and Deed Book 37, Page 433 of the deed records of said county and maintained in the Office of the Chancery Court Clerk of said county and state and to the restrictive covenants, conditions and provisions as set forth in the aforementioned subdivision plat of Woodland Lake Subdivision and to zoning, subdivision and building regulations in effect in DeSoto County, Mississippi and to a permanent easement for a road 30' in width running east and west across the aforesaid lot which easement is described in that certain deed of record in Deed Book 43, Page 180 of the deed records of DeSoto County, Mississippi, maintained in the Office of the Chancery Court Clerk of said county and state.

There is also conveyed by this instrument a proportionate part of the lake known as Woodland Lake and a proportionate part of the dam site.

Taxes for the year 1985 shall be prorated as of the date of this instrument and taxes for the year 1986 and subsequent years are to be paid by the Grantee.

This conveyance is made and entered into by Anne Baggett Wilkes as Executrix of the Estate of William H. Wilkes, Jr., pursuant to a Decree Granting Authority to Sell Real Property and For Approval of Partial Payment of Solicitor's Fees entered by the Chancery Court of Tunica County, Mississippi on the 28th day of June, 1985 in the matter styled Anne Baggett Wilkes, Executrix of Estate of William H. Wilkes, Jr., Deceased, No. 9466 on the docket of said court.

United Southern Bank of Clarksdale, Mississippi as Successor Trustee of the trust established in Item V. and Item VI. of the Last Will and Testament of William H. Wilkes, Jr., joins in this instrument for the purpose of conveying any interest it may have as Successor Trustee of said trust in the aforescribed real property to the Grantee hereof.

By way of explanation, United Southern Bank of Clarksdale, Mississippi was substituted as Successor Trustee of said trust instead of and in lieu of First National Bank of Memphis, Tennessee (now First Tennessee Bank, N.A. Memphis) pursuant to the terms of the decedent's will and which appointment was approved by a Decree Approving Appointment of Successor Trustee entered by the Chancery Court of Tunica County, Mississippi on the 5th day of March, 1985. That said substitution and appointment was made prior to said trusts being funded and at a time when no assets had been conveyed to said trusts or the original trustee (First National Bank of Memphis, Tennessee) by the estate.

WITNESS the signature of Anne Baggett Wilkes, Executrix of the Estate of William H. Wilkes, Jr., on this the 23 day of August, 1985.

Anne Baggett Wilkes
ANNE BAGGETT WILKES, EXECUTRIX

WITNESS the signature of Anne Baggett Wilkes, Individually on this the 23 day of August, 1985.

Anne Baggett Wilkes
ANNE BAGGETT WILKES

WITNESS the signature of Jane W. Campbell on this the 12th day of July, 1985.

Jane W. Campbell
JANE W. CAMPBELL

WITNESS the signature of Norman J. Wilkes on this the 11 day of JULY, 1985.

Norman J. Wilkes
NORMAN J. WILKES

WITNESS the signature of United Southern Bank of Clarksdale, Mississippi, on this the 15th day of July, 1985, by its duly authorized officer.

James L. Townsend, Jr.
JAMES L. TOWNSEND, JR.
Senior Vice President and
Trust Officer

STATE OF MISSISSIPPI

COUNTY OF DESOTO

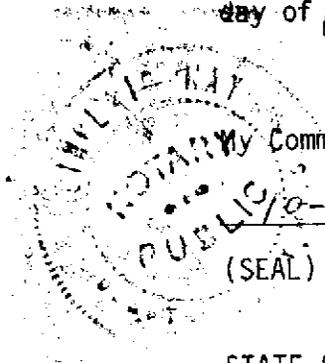
This day personally appeared before me the undersigned authority in and for the jurisdiction aforesaid Anne Baggett Wilkes, Executrix of the Estate of William H. Wilkes, Jr., and Anne Baggett Wilkes in her individual capacity, who acknowledged that she signed and delivered the foregoing Deed on the date and year therein expressed and did so as her free and voluntary act and deed.

Given under my hand and official seal of office on this the 23 day of August, 1985.

Cynthia May
NOTARY PUBLIC

My Commission Expires:

9-1-1987
(SEAL)



STATE OF LOUISIANA
PARISH
COUNTY OF ORLEANS

This day personally appeared before me the undersigned authority in and for the jurisdiction aforesaid Norman J. Wilkes, who acknowledged that he signed and delivered the foregoing deed on the date and year therein expressed and did so as his free and voluntary act and deed.

Given under my hand and official seal of office on this the 11th day of JULY, 1985.

Stephen R. Doozy
NOTARY PUBLIC

My Commission Expires:

at death
(SEAL)

STATE OF TENNESSEE

COUNTY OF SHELBY

This day personally appeared before me the undersigned authority in and for the jurisdiction aforesaid Jane W. Campbell, who acknowledged that she signed and delivered the foregoing deed on the date and year therein expressed and did so as her free and voluntary act and deed.

Given under my hand and official seal of office on this the 12th day of July, 1985.

Elaine Stansky
NOTARY PUBLIC

My Commission Expires:
July 22, 1987

