

Prepared By and Return To: A. STEPHEN McDANIEL, Williams, Benham & McDaniel, P.C., 5521 Murray Road, Memphis, TN 38119

SPECIAL WARRANTY DEED

STATE OF TENNESSEE  
COUNTY OF SHELBY

THIS INDENTURE, made and entered into this 3rd day of August 1985, by and between DOROTHY R. TALBOT and FIRST TENNESSEE BANK NATIONAL ASSOCIATION as Co-Executors of the ESTATE OF LESTER CHARLES TALBOT, FIRST TENNESSEE BANK NATIONAL ASSOCIATION as Trustee of the Marital and Residuary Trusts established under the Last Will and Testament of LESTER CHARLES TALBOT, deceased, and DOROTHY R. TALBOT, individually and as surviving spouse of LESTER CHARLES TALBOT, Parties of the First Part, and TALBOT & JONES, a Partnership, by and between EDWARD L. TALBOT and BENNIE C. JONES, Parties of the Second Part;

WITNESSETH:

That for the consideration hereinafter expressed, the said Parties of the First Part have bargained and sold and do hereby bargain, sell, convey and warrant unto the Parties of the Second Part an undivided thirty seven and one-half percent (37 1/2%) ownership interest in the following described real estate municipally known as 1210 Dean Road, Nesbit, Mississippi, being in the County of DeSoto, State of Mississippi, and more particularly described as follows:

Situated in the County of DeSoto, State of Mississippi, to-wit: Part of the southeast quarter of Section 26, Township 2, Range 8 West, more particularly described as follows: BEGINNING at an iron pin 40' south of the center of Dean Road and 1012.4' east of the west line of said southeast one-half section said pin being 2,523.44' north of the south line of said section 26 as shown on Merriweather Subdivision of Nesbit in final record book 10, page 630; thence south 4 degrees, 30 minutes east 1250.3' to an iron pin; thence north 84 degrees, 45 minutes east 766.5' to an iron pin; thence north 4 degrees, 30 minutes west 78' to an iron pin; thence south 84 degrees, 45 minutes west 27' to an iron pin; thence north 4 degrees, 30 minutes west 516.4' to an iron pin; thence south 84 degrees, 45 minutes west 85' to an iron pin; thence north 4 degrees, 30 minutes west 656.8' to an iron pin; thence south 84 degrees, 45 minutes west, 654.63' to the point of beginning, containing 20.0 acres of land, more or less, all bearings are magnetic.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Parties of the Second Part, their heirs and assigns in fee simple forever. The Parties of the First Part warrant title to said real property against the lawful claims of all persons claiming by, through or under her/him/it/them, but not further or otherwise.

The Parties of the First Part further state that LESTER CHARLES TALBOT died on the 17th day of August, 1984, and that his Will was duly admitted to Probate in the Chancery Court of DeSoto County, Mississippi, under Docket No. 84-9-765 and that all parties who have an interest in and to said real property have executed this deed of conveyance for the purpose of transferring their interest, if any, in and to said real property to the Parties of the Second Part. It is the intention of this instrument for the Parties of the First Part to sell, transfer or otherwise convey to the Parties of the Second Part an undivided thirty seven and one-half percent (37 1/2%) ownership interest in and to said real property which constitutes the entire ownership interest in and to said real property of Lester Charles Talbot, deceased. However, the Parties of the First Part do hereby further quitclaim, bargain, sell, convey and transfer to the Parties of the Second Part any and all other ownership interest which the deceased, Lester Charles Talbot, may have had in and to

said real property other than that as specifically set forth above.

This transfer or conveyance is made subject to any and all mortgages, deeds of trusts, subdivision restrictions, building lines, easements or encumbrances of record. This conveyance is further made subject to all City, County or State real estate taxes against said property which the Parties of the Second Part assume and agree to pay.

The consideration for this conveyance is Ten Dollars (\$10.00) cash, paid in hand and other good and valuable consideration.

WITNESS the signatures of the Parties of the First Part in the day and year written above.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION, Trustee of the Marital Trust Created Under the Last Will and Testament of Lester Charles Talbot

BY: [Signature] Vice-President

FIRST TENNESSEE BANK NATIONAL ASSOCIATION, Co-Executor of the Estate of Lester Charles Talbot

BY: [Signature] Vice-President

FIRST TENNESSEE BANK NATIONAL ASSOCIATION, Trustee of the Residuary Trust Created Under the Last Will and Testament of Lester Charles Talbot

BY: [Signature] Vice-President

Dorothy R. Talbot  
DOROTHY R. TALBOT, Co-Executor of the Estate of Lester Charles Talbot

Dorothy R. Talbot  
DOROTHY R. TALBOT, Individually and as Surviving Spouse of Lester Charles Talbot

256  
STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named DOROTHY R. TALBOT, individually and as Co-Executor of the Estate of Lester Charles Talbot, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned as her voluntary act and deed.

Dated this 3rd day of August 1985.

[Signature]  
NOTARY PUBLIC

My commission expires: 7/16/87  
\*\*\*\*\*

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared R.P. BLUMENTHAL, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the VICE-PRESIDENT of FIRST TENNESSEE BANK NATIONAL ASSOCIATION, the within named bargainer, a corporation, and that he as such VICE President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Official Seal at office this 3rd day of August, 1985.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 7/16/87  
\*\*\*\*\*

Mail Tax Bills To: Talbot & Jones, c/o Edward L. Talbot, P. O. Box 260, Nesbit, MS 38651

THIS SPECIAL WARRANTY DEED WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT FROM LEGAL DESCRIPTION FURNISHED BY THE PARTIES OF THE SECOND PART.

Filed 10:30 A.M. 27 August, 1985  
Recorded in Book 181 Page 254  
H. G. Ferguson, Clerk