

DAVID VANDERBURG AND WIFE,  
PEGGY E. VANDERBURG,

GRANTORS

TO

WARRANTY DEED

CLAY VANDERBURG,

GRANTEE

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 all of which is hereby acknowledged, we, David Vanderburg and wife, Peggy E. Vanderburg, do hereby sell, convey and warrant unto Clay Vanderburg, a single person, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

TRACT 1 OF THE VAUGHN 100 ACRE TRACT IN SECTION 4; TOWNSHIP 3 SOUTH; RANGE 6 WEST; DESOTO COUNTY, MISSISSIPPI.

Beginning at the southeast corner of the northwest quarter of Section 4; Township 3 South; Range 6 West, said point being the southwest corner of the Vaughn tract; thence north 1012.31 feet along the half section line to an iron pin and the southeast corner of the existing 100 acre tract; thence south 87° 19' west 1581.75 feet along the south line of said 100 acre tract to the point of beginning of the following tract 1: thence north 3° 09' west 1716.32 feet to a point in the centerline of Byhalia Road; thence north 89° 40' east 264.18 feet along said road to a point; thence north 88° 48' east 72.25 feet along said road to a point; thence south 6° 08' east 270.41 feet to a power pole; thence south 0° 15' east 719.16 feet to a point; thence south 3° 09' east 714.78 feet to a point in the south line of said tract; thence south 87° 19' west 314.17 feet to the point of beginning and containing a net acreage of 12.46 acres more or less. There is a 40 foot right of way for Byhalia Road along the north property line.

Less an exception reserved and retained by John Preston Vaughn and wife Emma B. Vaughn, their heirs and assigns, one-half (½) of a royalty interest (said royalty interest described as a one-eighth (1/8) interest for purposes herein) in gas and oil rights in the above-described property. Said royalty interest to be a non-participating interest and as described to be one-half (½) of a one-eighth (1/8) interest or one-sixteenth (1/16) royalty.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County and to the regulations of the DeSoto County Planning Commission. Further, the warranty is subject to rights of way and easements for public roads and public utilities.

Further restrictive covenants are as follows: there shall

not be allowed any pigs, hogs, or chickens to be kept or raised on the property; and further there shall be no inoperative automobiles allowed to be kept or parked on the property.

Possession will be given upon delivery of this deed and taxes for the year 1986 are to be paid by the grantee.

Witness our signatures, this the 24th day of March, 1986.

*David Vanderburg*  
David Vanderburg

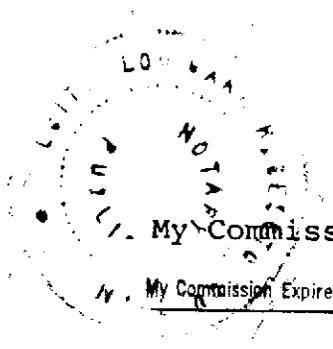
*Peggy E. Vanderburg*  
Peggy E. Vanderburg

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within-named, David Vanderburg and wife, Peggy E. Vanderburg, who did each acknowledge that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes expressed therein.

Given under my hand and official seal of office, this the 24th day of March, 1986.

*Lettie Lou Garner*  
Notary Public



My Commission Expires:  
June 13, 1987

Grantor's Address:  
9146 Pigeon Roost  
Olive Branch, MS 38651

Grantee's Address:  
19 Union Street  
Hernando, MS 38632

Filed @ 1:35p M, 24 March, 1986  
Recorded in Book 185 Page 361  
H. G. Ferguson, Clerk