

WALLACE A. KNERR, ET UX, GRANTORS
TO Box 391, Florala, ALA 36442
ROBERT L. FABIAN, ET UX, GRANTEES
2639 Central, Memphis, TN 36404

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, WALLACE A. KNERR and wife, NORA C. KNERR, do hereby sell, convey and warrant to ROBERT L. FABIAN and wife, JANET R. FABIAN, as tenants by the entirety with the right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Part of the Southwest Quarter of Section 20, Township 2 South, Range 7 West, DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Commencing at a point commonly accepted as the southwest corner of said quarter section, said point being the intersection of the centerlines of Bankston Road and Swinnea Road; thence run North 00°12'16" East a distance of 901.20 feet along the west line of said quarter section to a point on the centerline of said Swinnea Road, said point being the northwest corner of the Cecil E. Hogan property as recorded in Deed Book 188 on page 428 of the chancery records of said county and the Point of Beginning; thence continue North 00°12'16" East a distance of 262.00 feet along said road centerline and section line to a point; thence run South 89°49'01" East a distance of 831.30 feet to a point; thence run South 00°12'16" West a distance of 262.00 feet to a point on the north line of said Hogan property; thence run North 89°49'01" West a distance of 831.30 feet along said Hogan north line to the Point of Beginning and containing 5.00 acres. Bearings are based on true north as determined by solar observation.

LESS AND EXCEPT: 40 foot right of way for Swinnea Road as conveyed in Right of Way Book 160, at page 402, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities; to subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to oil, gas, sand and gravel, in, on and under subject property, including but not limited to reservation of 1/4 all oil, gas and mineral rights as reserved in Deed of record in Deed Book 43, at page 16, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Possession is given upon delivery of this deed, with taxes for 1986 to be paid by the Grantors herein.

WITNESS OUR SIGNATURES, this the 10th day of December, 1986.

Wallace A. Knerr
WALLACE A. KNERR
Nora C. Knerr
NORA C. KNERR

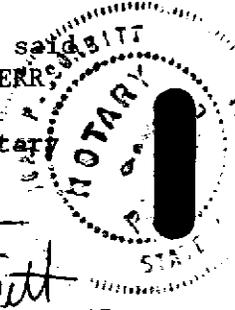
STATE OF ~~ALABAMA~~ FLORIDA
COUNTY OF WALTON

Personally appeared before me, the undersigned authority in and for said county and state, the within named WALLACE A. KNERR and wife, NORA C. KNERR, who acknowledged that they signed and delivered the above and foregoing instrument on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

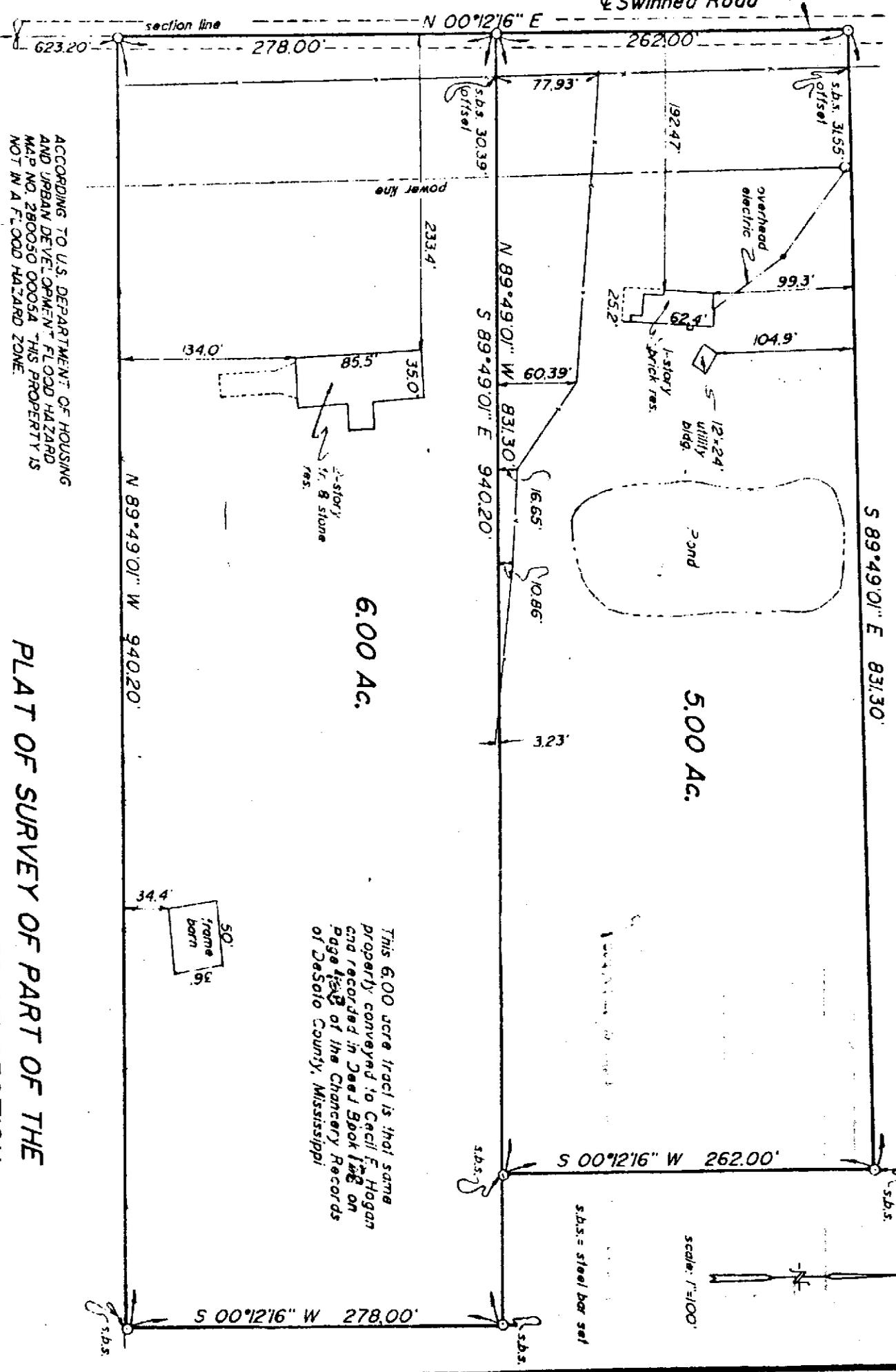
Given under my hand and official seal of office, this the 10th day of December, 1986.

commission expires: NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES MAR. 19, 1990.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Jean B. Corbett
NOTARY PUBLIC



Swineea Road



ACCORDING TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD HAZARD MAP NO. 280050 0005A THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE

This 6.00 acre tract is the same property conveyed to Cecil E. Hogan and recorded in Deed Book 148 on page 14 of the Chancery Records of Desoto County, Mississippi

Scale: 1"=100'

PLAT OF SURVEY OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI

November 25, 1986

Filed @ 9:00 A M. 15 Dec, 1986
 Recorded in book 192 Page 130
 H. G. Ferguson, Chancery Clerk