

3 East, in the City of New Albany, Union County, Mississippi.

This is the same property conveyed to Joe K. Robbins, Jr. by Homer Cruse, Jr. and wife, Martha H. Cruse by correction deed recorded in Deed Book 87, page 293 of the land records of Union County, Mississippi.

Subject to an unrecorded lease dated August 11, 1982, to William H. Pollard and Rose Marie Pollard covering a portion of Union County Tract 1.

Union County Tract 2

Starting in the Northwest corner of lot deeded to J. H. Cruse September 9, 1940, run thence South 120 feet for ~~beginning point of this lot, run thence East 2 degrees~~ 10 minutes North 225.3 feet to present right of way of Highway No. 15, thence South 75 degrees West along Highway right of way 113 feet, thence West 17 degrees North 186.0 feet, thence North 40 feet to point of beginning. Being in Section 17, Township 7 South, Range 3 East.

Being the same property conveyed to W. E. Harrison and wife, Hadie C. Harrison, by J. M. Cruse and wife, Effie Cruse, on May 5, 1949, as said conveyance is of record in Deed Book 57 at page 205 of the records of deeds of Union County, Mississippi; and pursuant to the Last will and testament of the said William E. Harrison, deceased, as said will is of record in the records of wills of Union County, Mississippi. This is the same property conveyed to grantor by Albert W. Moore, Jr. and wife, Nina D. Moore by general warranty deed recorded at Deed Book 107, page 95, of the land records of Union County, Mississippi.

Union County Tract 3

Commencing at the Northwest corner of Lot No. 42 of the Collins Survey in the City of New Albany, Mississippi and run thence North 75 degrees West in direct extension of Bankhead Street, 153 feet for a commencing corner of this survey; and run thence North 75 degrees West 100 feet, thence South 16 degrees West to the old river bed, or the Mitchell line, thence in a southeast direction with the old river, or Mitchell line to the Pickens lot, thence North 16 degrees East with said Pickens lot to the beginning corner. This being a lot fronting on Bankhead Street 100 feet and extending back between parallel lines South 16 degrees West to the Mitchell line, or old river bed, as recorded in Land Deed Book 35 at page 534 in the office of the Chancery Clerk of Union County, Mississippi to which reference is here made and which is made a part hereof by reference.

The above property is further described as follows:

Beginning at the northeast corner of that certain tract of land heretofore conveyed by the City of New Albany, Mississippi to Joe Keith Robbins as evidenced by a deed recorded in Deed Book 35 at page 534 of the records of deeds of New Albany, Union County, Mississippi and run south to the North marginal line of Main Street as same now exists in the City of New Albany, Union County, Mississippi, thence in a northwesterly direction course along the north marginal line of said Main Street to the south marginal line of Bankhead Street, thence along the south marginal line of Bankhead Street to the beginning point as recorded in Land Deed Book 53 at page 354 in the office of the Chancery Clerk of Union

County, Mississippi to which reference is here made and which is made a part hereof by reference.

This is the same property conveyed to Joe K. Robbins, Jr. by Joe Keith Robbins, Sr. by general warranty deed recorded at Deed Book 67 at page 109 and Deed Book 81 at page 293 of the land records of Union County, Mississippi.

Union County Tract 4

Beginning at the Southeast corner of Section 7, Township 7 South, Range 3 East run thence North a distance of 645.0 feet to a concrete marker on the West right-of-way line of Carter Avenue, thence South 18 degrees 56 minutes West along said right-of-way line a distance of 118.7 feet to an iron pin, thence South 7 degrees 15 minutes West along said right-of-way line a distance of 85.14 feet to the point of beginning; run thence South 7 degrees 15 minutes West along said right-of-way line a distance of 40.0 feet to a point, thence South 37 degrees 26 minutes West along said right-of-way line a distance of 165.0 feet to a concrete marker on the North right-of-way line of U. S. Highway 78, thence North 62 degrees 44 minutes West along said right-of-way line a distance of 100.0 feet to a point, thence North 37 degrees 26 minutes East a distance of 165.0 feet to a point, thence North 7 degrees 15 minutes East a distance of 7.4 feet to a point, thence South 81 degrees 45 minutes East a distance of 94.0 feet to the point of beginning, said tract being situated in the Southeast Quarter of Section 7, Township 7 South, Range 3 East, and containing 0.42 acre.

Subject, however, to the restrictions contained in a deed from Joe K. Robbins, Jr., to W. O. Rutledge, III, recorded at Deed Book 99, page 457 of the land records of Union County, Mississippi.

ALSO, an easement for egress and ingress to Union County Tract 4 which is thirty (30) feet in width and ninety-four (94) feet in length across the following described tract and which is more fully described in a deed from Joe K. Robbins, Jr. to James F. Faust and wife, Barbara H. Faust, recorded at Deed Book 146, pages 493-495, which is incorporated by reference:

Beginning at the Southeast corner of Section 7, Township 7 South, Range 3 East run thence North a distance of 645.0 feet to a concrete marker on the West right-of-way line of Carter Avenue, thence South 18 degrees 56 minutes West along said right-of-way line a distance of 46.7 feet to the point of beginning; run thence North 81 degrees 45 minutes West a distance of 708.0 feet to the centerline of the old Tallahatchie River run, thence South 57 degrees 08 minutes West along said old run a distance of 30.0 feet to a point on the North right-of-way line of U. S. Highway 78, thence South 44 degrees 44 minutes East along said right-of-way line a distance of 305.0 feet to a concrete marker, thence South 62 degrees 44 minutes East along said right-of-way line a distance of 320.59 feet to a point, thence North 37 degrees 26 minutes East a distance of 165.0 feet to a point, thence North 7 degrees 15 minutes East a distance of 7.4 feet to a point, thence South 81 degrees 45 minutes East a distance of 94.0 feet to a point on the West right-of-way line of Carter Avenue, thence North 7 degrees 15 minutes East along said right-of-way line a distance of 85.14 feet to a concrete marker, thence North 18 degrees 56 minutes East along said right-of-way line a

distance of 72.0 feet to the point of beginning, said tract being situated in the Southeast Quarter of Section 7, Township 7 South, Range 3 East, and containing 3.17 acres.

Union County Tract 4 is also subject to an easement in favor of James F. Faust and wife, Barbara H. Faust, and both the easement in favor of and encumbering Union County Tract 4 are governed by a maintenance agreement which is more fully set forth in the general warranty deed from Joe K. Robbins, Jr. to James F. Faust and wife, Barbara H. Faust, recorded at Deed Book 146, pages 493-495, of the land records of Union County, Mississippi.

Union County Tract 5

Beginning at the northwest corner of the H. H. Work Mill Lot, formerly known as the C. F. Work Planing Mill Lot, as it now is, and running thence north parallel with the main line of the G. M. & N. Railroad (now G. M. & O. Railroad) tract and 50 feet away from the center of the main line of said railroad 310. feet, which brings it to the northwest corner of the Geo. W. Busby Planing Mill Lot as it now is, thence in an easterly direction on the line between the Geo. W. Busby property and the Home Oil Company property 180 feet to the center of the concreted ditch, thence along the center of said concreted ditch and in extension thereof a distance of 312 feet to the south line of said Busby property, thence West 214.2 feet to the beginning corner.

On the east side and beginning in the Southeast corner of above described property, there shall be located a roadway 20 feet wide between the H. H. Work Lot and Geo. W. Busby property connecting the above described property with Central Avenue. This road shall not be sold or leased to any one but shall remain at all times open to public travel. All above land in the Southwest Quarter of Section 8, Township 7 South, Range 3 East, as recorded in Land Deed Book 50 at pages 446-447 in the office of the Chancery Clerk of Union County, Mississippi to which reference is here made and which is made a part hereof by reference.

Union County Tract 6

Beginning at the Southwest corner of Section 6, Township 7 South, Range 3 East, run thence North 0 degrees 34 minutes East a distance of 636.9 feet, thence East a distance of 770.5 feet to an iron pin on the North right of way line of Highway 78 By-Pass for the point of beginning; run thence South 53 degrees 38 minutes East along said right of way line a distance of 368.7 feet to an iron pin, thence North 76 degrees 19 minutes East along said right of way line a distance of 170.8 feet to an iron pin, thence North 65 degrees 11 minutes East along the North right of way line of Highway 30 a distance of 98.6 feet to an iron pin on the East boundary line of the West Half of the Southwest Quarter of said Section 6, thence North 0 degrees 28 minutes East along said East boundary line a distance of 136.8 feet to an iron pin, thence West a distance of 553.5 feet to the point of beginning, said tract being situated in the Southwest Quarter of Section 6, Township 7 South, Range 3 East and containing 1.83 acres.

This is the same property conveyed to grantor by Bill B. Ferguson and others by general warranty deed

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recorded in Deed Book 121, page 64 of the land records of Union County, Mississippi.

Union County Tract 7

A lot located at the North end of the property generally known as Ray Brothers Shopping Center and more particularly described as follows: Begin at a point on the South line of the Southeast Quarter of Section 6, Township 7 South, Range 3 East, which is 1056 feet East of the Southwest corner of the Southeast Quarter of said Section 6, from said beginning point run thence South 85 degrees 15 minutes East 210 feet to an iron pin, thence run North 0 degrees 23 minutes East 737.3 feet to an iron pin, which point marks the Northwest corner of the lot hereby described, thence ~~run 25 feet along a line that is perpendicular to the~~ South or West right of way line of U. S. Highway #78 as it is located at this date, thence run in a Southeasterly direction with said right of way line and along the curve of the right of way 95 feet to a stake, thence run in a Southwesterly direction at right angles to said highway 109 feet to a stake, thence run North 0 degrees 23 minutes East along the West boundary of the Ray Brothers Shopping Center property 126 feet to the point of beginning. It is intended to describe and lease hereby a lot fronting 95 feet on U. S. Highway #78 and extending back, perpendicular to said highway, the full depth of the Lessors' property.

There is also conveyed herewith full rights of ingress and egress for automobiles and other vehicles over the Lessors' parking area South of the above described property, more particularly, that parking area in front of the building now occupied by Coleman's Bar B-Q.

Located in Tippah County, Mississippi:

That parcel of land lying in the Northeast Quarter of Section 23, Township 4 South, Range 3 East described as follows: Beginning at that point where the right-of-way line of the old Ripley and Pontotoc public road intersects the western right-of-way line of the new Federal Aid Road (new Mississippi Highway No. 15), run thence South 52 degrees West along the western right-of-way line of the said new Federal Aid Road 149 feet to the intersection of the said new Federal Aid Road right-of-way line and the eastern right-of-way line of the cut-off road leading from the said Federal Aid Road to the western right-of-way line of the old Ripley and Pontotoc road, thence along the eastern right-of-way line of said cut-off road leading from the Federal Aid Road to the said old Ripley and Pontotoc Road North 19 degrees 20 minutes East 131 feet to a stake, thence North 11 degrees East 154.3 feet to a stake on the southwest right-of-way line of the old Ripley and Pontotoc road, thence along the south right-of-way line of the said old Ripley and Pontotoc road South 13-3/4 degrees East 188.5 feet to the point of beginning, as recorded in Land Deed Book 67 at page 36 in the office of the Chancery Clerk of Tippah County, Mississippi to which reference is here made and which is made a part hereof by reference.

Located in Panola County, the Second Judicial District, Mississippi:

Panola County Tract 1

Begin at the Southeast corner of Section 8, Township 9 South, Range 7 West, and run due west with Section Line 1270 feet to a point; thence due north 47 feet to a

point marked by an iron pin; thence due west a distance of 399.1 feet to a point marked by an iron pin, said point being the description of the land herein conveyed; thence continuing due west a distance of 65.1 feet to a point marked by an iron pin; thence North 13 degrees 52 minutes West a distance of 115.5 feet to a point by an iron pin in the South right-of-way line of Mississippi State Highway No. 6; thence North 75 degrees 48 minutes East along and with South right of way line of State Highway No. 6, 63.5 feet to a point marked by an iron pin; thence South 13 degrees 56 minutes east a distance of 132.3 feet to the point of beginning, and being a fractional part of Lot 24, Block 28 of the Town of Batesville, and being the identical property conveyed to Charles M. Comstock by John Cotton, et ux, by their deed dated January 3, 1948, and ~~of record in Deed Book F-1 at page 599 in the~~ Batesville office of the aforesaid chancery clerk; and said land is hereby conveyed subject to the conditions in said deed to which deed specific reference is hereby made.

Panola County Tract 2

The tract of land situated in and adjoining the Town of Batesville and in the Southeast Quarter of Section 8, Township 9 South, Range 7 West, and being part of the land shown on Collins Map and Survey of the Town of Batesville described as Lot 24 of Block 28, and part of said land lying south of said Lot 24 and described by metes and bounds as follows:

Begin at the Southeast corner of Section 8, Township 9 South, Range 7 West and run thence due west with Section line a distance of 1270 feet to a point; thence due north 47 feet to a point marked by an iron pin; thence due west a distance of 464.2 feet to a point marked by an iron pin; and being the point of beginning of the description of the land herein conveyed; thence North 13 degrees 52 minutes West a distance of 115.5 feet to a point in the South right-of-way line of State Highway No. 6 and marked by an iron pin; thence South 75 degrees 48 minutes West along and with the South right-of-way line of State Highway No. 6, 98.8 feet to a point marked by an iron pin; thence South 19 degrees 07 minutes East along and with the Ferguson line a distance of 92 feet to a point marked with an iron pipe; thence east a distance of 93.4 feet to the point of beginning; and being the identical property conveyed to C. M. Comstock by John Cotton, et ux, by their deed dated November 23, 1949 and of record in Deed Book H-1 at page 38 in the Batesville office of the aforesaid chancery clerk.

Panola County Tract 3

Begin at a point where Sections 8, 9, 16 and 17, Township 9 South, Range 7 West corner; run thence west with Section line between said Sections 8 and 17 a distance of 1827.6 feet to a point; thence due North 47 feet to a point, said point being the Southwest corner of the lot conveyed to C. M. Comstock by John Cotton and wife by deed dated November 23, 1940, and of record in Deed Book H-1 at page 38 in the office of the chancery clerk at Batesville, and being the point of beginning of the description of the lot conveyed hereby; thence due west 75 feet to Westerly boundary line of Lot 24, Block 28; thence North 17 degrees and 30 minutes West along and with said boundary line of said lot 68 feet, more or less, to the South right-of-way line of State Highway No. 6; thence North 75 degrees and 48 minutes East along and with the said

Highway right-of-way a distance of 85 feet, more or less, to the Northwest Quarter of the lot conveyed to C. M. Comstock by John Cotton and wife by deed dated November 23, 1949, and of record in Deed Book H-1 at page 38; thence South 19 degrees 07 minutes East along and with said Comstock lot 92 feet to the point of beginning. Said lot is part of the lot of land conveyed to Mrs. Leland Faulkner December 4, 1936, by D. R. Johnson and wife by deed of record in Deed Book X at page 199 in the office of the chancery clerk at Batesville, Mississippi.

Panola County Tract 4

Beginning at a point on the North right-of-way of Perkins Lane (said point being 1638.6 feet west of and ~~47 feet north of the Southeast corner of Section 8,~~ Township 9 South, Range 7 West, Panola County, Mississippi), and running thence North 14 degrees West for a distance of 140.2 feet to the South right-of-way of Mississippi Highway No. 6 at Station 1893 plus 71.2; thence South 75 degrees and 48 minutes West for a distance of 30 feet; thence South 13 degrees and 56 minutes East for a distance of 132.3 feet; thence East for a distance of 30.5 feet to the point of beginning - said tract of land being located mostly within the City of Batesville, Mississippi, and containing 0.095 acres, and is part of Lot 24 of Block 28 according to Collins Map.

Subject to all public and private road rights-of-way and public utility easements, recorded and unrecorded.

It is intended to describe and convey hereby all of the contiguous properties heretofore operated as the Shell Oil bulk plant, carwash and service station, whether correctly described or not.

This is the same property conveyed to Joe K. Robbins, Jr. by Dessie M. Mills and husband, D. D. Mills, by general warranty deed recorded at Deed Book E-5, page 170, of the land records of the Second Judicial District of Panola County, Mississippi.

All Panola County tracts are also subject to an existing lease agreement dated October, 1982, between Joe K. Robbins, Lessor, and Mr. Jiffy, Inc., a Mississippi corporation.

All warranties made on the Panola County tracts are subject to an outstanding deed of trust from Joe K. Robbins, Jr. to Dessie M. Mills and husband, as recorded at Trust Deed Book 480, pages 183 of the land records of the Second Judicial District of Panola County.

Located in DeSoto County, Mississippi:

Being situated in the North half of Section eighteen (18), Township Three (3) South, Range seven (7) West, and more particularly described as follows, to-wit:

Beginning at a point in the North line of Holly Springs Street at the Southwest corner of the Standard Oil Company property, (as shown by deed of record in Book 64, page 533, of the deed records of said county) which point is 335 feet west of the West line of Interstate Highway No. 55; thence West along said North line of Holly Springs Street 65.8 feet to a concrete post; thence South 20 feet to a concrete post in the North line of Holly Springs Street; thence westwardly along said North line of Holly Springs Street 134.6 feet to

an iron pin; thence Northwardly 275.45 feet to an iron pin; thence Eastwardly at an interior angle of 88 degrees and 45 minutes 200 feet to a point in the West line of said Standard Oil Company property as produced Northwardly; thence South along said projection and along the West line of said Standard Oil Company property at an interior angle of 91 degrees and 32 minutes 270.1 feet to a point of beginning and containing 1.27 acres, and as shown by description and survey of plat of Pigott and Porter, Engineers, dated March 31, 1966.

Subject to a 30 foot wide easement to Mississippi Power & Light Co. as recorded in Book 46, page 568.

This is the same property conveyed to Joe K. Robbins, Jr. by Shell Oil Company by limited warranty deed, recorded at Warranty Deed Book 157, page 515, of the land records of DeSoto County, Mississippi

The conveyance of all of the above tracts is subject to all existing easements for public roads and utilities and are subject to such defects as an accurate survey or personal inspection would disclose. All tracts are also subject to all applicable zoning regulations or other applicable land use regulations.

Located in Marshall County, Mississippi:

Commence at an iron pin which is 1281.7 feet East of the Northwest corner of Section 7, Township 4 South, Range 2 West, Marshall County, Mississippi; thence North 85 degrees 30 minutes East 791.87 feet; thence South 6 degrees 04 minutes East 200.11 feet to an iron pin; thence North 85 degrees 50 minutes East 104.4 feet to an iron pin; thence South 5 degrees 30 minutes East 50.19 feet to an iron pipe corner; thence South 4 degrees 40 minutes East along an old wire fence 576.63 feet to a fence corner; thence South 6 degrees 36 minutes East 291.14 feet to the Northeast corner of property formerly owned by Nancy High Kimery; thence South 6 degrees 36 minutes East 214 feet; thence South 87 degrees 49 minutes West along North side of Elizabeth Mhoon property 598 feet; thence Northeastwardly along the East side of Mississippi Highways 7 and 4 a distance of 65 feet to the point of beginning; thence continuing Northeastwardly with East side of said Highways 98 feet; thence Southeastwardly perpendicular to said Highways 15 feet; thence Northeastwardly along the East side of said Highways 92 feet; thence North 87 degrees 49 minutes East 225 feet; thence South 8 degrees 39 minutes West 190 feet; thence South 87 degrees 49 minutes West 239 feet to the point of beginning and containing one acre, more or less, all according to plat and survey prepared by Eddie C. Boatwright and recorded as part of the conveyance from Jackson H. Wittjen to Joe K. Robbins, Jr. recorded at Deed Book 196, page 187, of the land records of Marshall County, Mississippi.

Subject to easements for public streets and utilities.

The sole purpose of this instrument is to publish and make of record an internal transaction of conveyance of the above property from the above grantor to the grantee, the grantor's wholly-owned subsidiary, which occurred on March 5, 1984.

Witness the hand and seal of the grantor on this the 2nd day of January, 1987.

CHARLIE CARR ENTERPRISES, INC.
BY: Charles E. Carr
Charles E. Carr, President

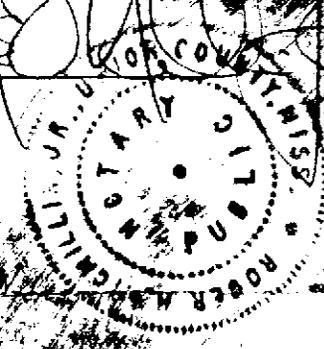
ATTEST:

Larry Gentry
Larry Gentry, Secretary

STATE OF MISSISSIPPI
COUNTY OF UNION

Personally appeared before me, the undersigned authority in and for the aforesaid county and state, the within named Charles E. Carr and Larry Gentry, who acknowledged that they are President and Secretary, respectively of Charlie Carr Enterprises, Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed, they signed, sealed and delivered the above and foregoing General Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

Witness my hand and official seal on this the 2nd day of January, 1987.

Robert M. ...
Notary Public


My commission expires:
3-19-89

State of Mississippi
Tippah County
I, the undersigned, Clerk of the Chancery Court of said County and State, do hereby certify that the foregoing instrument was filed for record of the 6th day of March 1987 at 9 o'clock A and was this day duly recorded in Deed Book No. 130 Page No. 824-2-13 Given under my hand and official seal, the day of March 1987
BOONE SHELTON, Chancery Clerk

Filed @ 10:00A M. 13/MAR/1987
Recorded in book 193 Page 824
H. G. Ferguson, Chancery Clerk

Bowie Murray