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MINOR BANKS LEWIS, ET AL,

GRANTORS

TO

WARRANTY DEED

COOPERMAN INVESTMENT COMPANY,

GRANTEES

For and in consideration of the the payment of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, MINOR BANKS LEWIS, and MINOR MORROW LEBLOND grantors, do hereby grant, bargain, sell, convey and warrant unto COOPERMAN INVESTMENT COMPANY, A Partnership composed of Phil Cooperman, Fred Cooperman, Jack S. Cooperman, Edward Cooperman and Harold Cooperman, the land lying and being situated in Parts of Lots 23, 24,25, 26 and Part of the abandoned North Street in Section 13, Township 3 South; Range 8 West, Hernando, DeSoto County, Mississippi, described as foLlllows, to-wit:

Beginning at the southeast corner of town lot 26 in Section 13; Township 3 South; Range 8 West, said point being the northeast coner of the James Lot; thence west 59.5 feet along the south line of said town lot to the southwest corner of parcel 1 of the Banks and Compnay tract as shown on survey of Joe Frank Lauderdale, dated October 23, 1986 and made a part hereof and attached hereto, and being the POINT OF BEGINNING (Parcel 2); thence north 150.10 feet to the northwest corner of said existing parcel 1; thence west 84.4 feet to a point in the east right of way of Caffey Street (50 feet wide); thence south 142.4 feet along the east right of way of Caffey street to the southwest corner of the Banks and Company tract; thence east 72.4 feet along the south line of said tract to a point; thence south 9.2 feet to a point; thence east 10.7 feet to the point of beginning.

That said Warranty is subject to road rights of way, public utility easements, zoning and subdivision regulations, and health department regulations in effect in Hernando, Mississippi; and further subject to all applicable building restrictions and restrictive covenants of record. Taxes for the year 1988 will be paid by grantees. Possession is given with the delivery of this deed except that Grantees may use said buildings until February 28, 1989 rent free. Grantees accept property in "as is" condition with no warrenties, expressed or implied, except warranty of title.

WITNESS our signatures, this the 28 day of December, 1988.

Minor Banks Lewis  
MINOR BANKS LEWIS

Minor Morrow Leblond  
MINOR MORROW LEBLOND

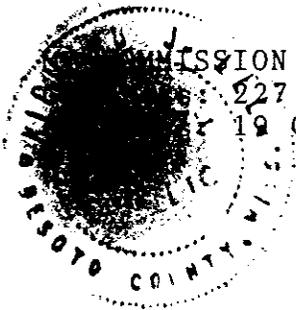
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said State and County aforesaid, the within named MINOR BANKS LEWIS AND MINOR MORROW LEBLOND, grantors, who acknowledged that she/they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free act and deed for the purposes therein expressed.

28 Given under my hand and official seal of office this the day of December, 1989

[Signature]  
NOTARY PUBLIC



MISSION EXPIRES May 18, 1992  
227 Commerce St, Hernando, MS 368-6331  
19 Commerce St, Hernando, MS 368-9933

Filed @ 8:30 AM 4/26/89  
Recorded in Book 211 page 38  
W. E. Davis, Chancery Clerk