

WARRANTY DEED

DAVID MAXWELL DAVIS and wife, SUE WINTERS DAVIS

Grantors

TO

TERRY I. DAVENPORT, JR. and wife, MARY C. DAVENPORT

Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we, DAVID MAXWELL DAVIS and wife, SUE WINTERS DAVIS, the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantees, TERRY I. DAVENPORT, JR. and wife, MARY C. DAVENPORT, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

3.2317 acres in the northeast quarter of Section 18, Township 3 South, Range 9 West, being more particularly described as follows, to-wit:

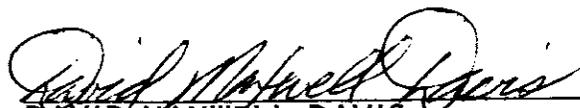
Beginning at a point in the southwest line of Miss. State Highway No. 304, said point being 545.38 feet northwestwardly from the east line of Section 18, Township 3 South, Range 9 West; thence northwestwardly along said southwest line of Highway 304 a distance of 495.01 feet to a point in the center line of Woodland Lake Road; thence with an interior angle of 70 degrees 40 minutes, southwardly a distance of 220.76 feet to a point in the center line of Banks-Eudora Road; thence with an interior angle of 143 degrees 50 minutes, southeastwardly a distance of 86.0 feet to an angle point; thence with in interior angle of 164 degrees 40 minutes, southeastwardly a distance of 100.0 feet to an angle point; thence with an interior angle of 169 degrees 52 minutes, southeastwardly a distance of 100.0 feet to an angle point; thence with an interior angle of 174 degrees 10 minutes, southeastwardly a distance of 245.2 feet to a point; thence along a line being 90 degrees to Mississippi State Highway No. 304 a distance of 327.67 feet to the point of beginning.

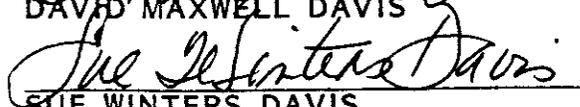
The warranty in this deed is subject to the reservation of 1/2 of the gas and oil mineral rights retained by W. H. Austin and Josephine G. Austin by Deed of Record in Book 44, Page 405, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1989.

WITNESS the signature of the Grantors, this the 30th day of January, 1989.



DAVID MAXWELL DAVIS


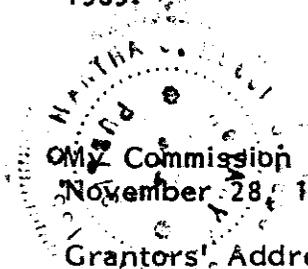
SUE WINTERS DAVIS

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named DAVID MAXWELL DAVIS and wife, SUE WINTERS DAVIS, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 30th day of January, 1989.



Martha C. Higgins

Notary Public

My Commission expires:
November 28, 1991

Grantors' Address & Phone:
1663 Custer Drive
Southaven, MS 38671
363-7641

Grantees' Address & Phone:
11185 Highway 304, Route 1
Hernando, MS 38632
393-2110

10:30A Feb. 1 1989
Filed @ _____
Recorded in Book 211 page 273
W. E. Davis, Chancery Clerk