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STATE MS.-DESOTO CO. *sc*
FILED

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RECORDED *1-3-90*
DEED BOOK *227*
PAGE *592*
W.E. DAVIS CH. CLK.

WARRANTY DEED

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS INDENTURE, made and entered into this 5th day of December 1989, by and between GORDON R. BRENT and JAMES S. ROBBINS, parties of the first part, and DUDLEY B. BRIDGFORTH, party of the second part;

WHEREAS, party of the second part is the Exchange Agent for JAMES S. GILLILAND, who desires to own 8.33% of the land described herein and the parties of the first part have agreed to sell him such interest from their undivided 75% interest in the property;

WITNESSETH: That for the consideration hereinafter expressed, party of the first part has bargained and sold and does hereby bargain, sell, convey and warrant unto party of the second part the following described property, being a one-ninth interest in their 75% interest (in the aggregate an 8.33% interest in the whole) of parties of the first part, that property situated and lying in the County of DeSoto, State of Mississippi, as set out in Exhibit A.

This conveyance is subject to easements for public roads and utilities; the reservation of 25% undivided interest in oil, gas and minerals by Madge M. Harrison by Deed recorded in Book 109, Page 95, transmission line right-of-way to North Central Electric Power Association recorded in Book 120, Page 239, both in the records of Chancery Clerk's office of DeSoto County, Mississippi, and subject to the lien of the Deed of Trust in favor of The Prudential Insurance Company of America dated April 26, 1989.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The consideration for this conveyance is TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

WITNESS the signatures of parties of the first part the day and year first above written.


GORDON R. BRENT

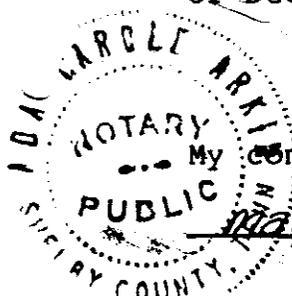

JAMES G. ROBBINS

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for the County and State aforesaid, personally appeared GORDON R. BRENT and JAMES G. ROBBINS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 5th day of December, 1989.


Notary Public



My commission expires:
March 4, 1990

Grantors' Mailing Address:

James G. Robbins and
Gordon R. Brent
c/o Ag-Lands Investment Co.
965 Ridgelake Blvd, #203
Memphis, Tennessee 38119
901-525-1322 (Bus)
no home phone

Grantee's Mailing Address:

Dudley B. Bridgforth, Attorney
1607 West State Line Road
Southaven, Mississippi 38671
601-393-4450

EXHIBIT "A"

Desoto County, Mississippi, being more particularly described as follows:

994.420 acres in Section 7, 8, 17, and 18, Township 2, Range 5, DeSoto County, Mississippi, described as all the property conveyed to David L. Harrison, Jr., by Warranty Deed of record in Book 43, Page 564, and Book 76, Page 213, in the Chancery Clerk's Office at Hernando, Mississippi, and being more particularly described as follows:

BEGINNING at the Northeast corner of Section 8, said point being in Center Hill Road; thence South 00 degrees 05 minutes 36 seconds East, along the East line of Section 8 a distance of 1,096.87 feet to the Northeast corner of a tract of land conveyed to Melva C. Meadow by Warranty Deed of record in Book 66, Page 164, said point being in the East side of Center Hill Road; thence South 89 degrees 55 minutes 58 seconds West along the North line of the Melva C. Meadow property a distance of 471.40 feet to an iron pin at the Northwest corner of said property; thence South 00 degrees 06 minutes 53 seconds West along the West line of said Meadow property a distance of 648.14 feet to an iron pin at the Northwest corner of the property conveyed to Helen C. Davis by Warranty Deed of record in Book 65, Page 569; thence South 00 degrees 04 minutes 04 seconds West along the west line of said Davis property a distance of 555.50 feet to an iron pin at the Northwest corner of the property conveyed to Melvin C. Corbett by Warranty Deed of record in Book 65, Page 400; thence South 00 degrees 17 minutes 43 seconds East along the West line of said Corbett property, and along the West line of the Billie C. Dunn property as conveyed by Warranty Deed of record in Book 66, Page 165, a distance 1111.81 feet to an iron pin at the Southwest corner of said Dunn property; thence North 89 degrees 55 minutes 58 seconds East along the South line of said Dunn property a distance of 444.87 feet to a point in the center line of Center Hill Road; thence Southwardly and Westwardly along the meanders of Center Hill Road in the following manner; along a curve to the right having a radius of 800.00 feet, a distance of 540.21 feet to a point of tangency; thence South 41 degrees 55 minutes 37 seconds West, 694.15 feet; thence South 49 degrees 00 minutes 17 seconds West, 419.27 feet; thence South 61 degrees 29 minutes 22 seconds West, 362.20 feet; thence South 56 degrees 46 minutes 23 seconds West, 625.06 feet; thence South 63 degrees 29 minutes 49 seconds West 212.21 feet; thence South 85 degrees 00 minutes 23 seconds West 60.73 feet; thence South 64 degrees 53 minutes 22 seconds West 626.12 feet; thence South 70 degrees 22 minutes 03 seconds

West 212.10 feet; thence South 75 degrees 30 minutes 36 seconds West 150.63 feet; thence South 80 degrees 19 minutes 37 seconds West 190.82 feet; thence South 87 degrees 17 minutes 28 seconds West 412.72 feet; thence North 86 degrees 20 minutes 10 seconds West 1649.64 feet; thence North 84 degrees 46 minutes 08 seconds West 352.96 feet North 82 degrees 51 minutes 34 seconds West 264.11 feet; thence North 81 degrees 05 minutes 30 seconds West 401.70 feet; thence North 78 degrees 15 minutes 29 seconds West 605.77 feet; thence South 81 degrees 17 minutes 50 seconds West, 58.51 feet to a spike in the center of a wooden bridge, same being in the center line of a creek; thence in a westwardly direction following the center line meanders of said creek in the following manner: thence North 42 degrees 26 minutes 12 seconds West, 35.00 feet; thence South 52 degrees 31 minutes 18 seconds West, 107.71 feet; thence North 83 degrees 06 minutes 01 seconds West, 198.95 feet; thence North 70 degrees 49 minutes 44 seconds West, 101.42 feet; thence North 81 degrees 12 minutes 21 seconds West, 132.45 feet; thence North 78 degrees 21 minutes 50 seconds West 119.08 feet; thence departing from the center line of said creek, South 40 degrees 20 minutes 21 seconds West, along a line which is evidenced with a chain link fence, a distance of 280.00 feet to a point in the North line of the right-of-way of the Frisco Railroad, said point being 75.00 feet North of the center line of said railroad as measured perpendicular thereto; thence North 46 degrees 10 minutes 53 seconds West, along the North line of the Frisco Railroad right-of-way 1232.83 feet to a point where said right-of-way narrows to 100.00 feet in width; thence South 43 degrees 49 minutes 07 seconds West, 25.00 feet to a point in the North line of the Frisco Railroad right-of-way said point being 50.00 feet North of the center line as measured perpendicular thereto; thence North 46 degrees 10 minutes 53 seconds West; along the North line of the Frisco Railroad right-of-way 939.91 feet to an iron pin where the South boundary line of property conveyed to S.A. Nelson by Warranty Deed of record in Book 40, Page 299, intersects said right-of-way; thence South 81 degrees 05 minutes 20 seconds East, along Nelson's South boundary line as evidenced by an old fence line, a distance of 295.80 feet to a corner as evidenced by a 48 inch diameter oak tree; thence North 16 degrees 50 minutes 20 seconds East, along Nelson's East line as evidenced by an old wire fence, a distance of 1523.82 feet to a fence corner; thence North 88 degrees 44 minutes 38 degrees East along Nelson's South line as evidenced by an old fence line a distance of 643.38 feet to a cross tie corner post; said point being 16.50 feet West of the Southwest corner of the Northeast quarter of Section 7; thence North 00 degrees 28 minutes 35 seconds East, along the East line of property conveyed to S.A. Nelson by Warranty Deed of record in Book 35, Page 173, same being 16.50 feet West of the Northeast quarter of Section 7 a distance of 2665.32 feet to an iron pin in the North line of Section 7; thence South 89 degrees 16 minutes 55 seconds East along the North line of Section 7 a distance of 2639.25 feet to an old axle at the Section corner; thence South 89 degrees 48 minutes 26 seconds East, along the North line of Section 8 as evidenced by an old fence line 2657.22 feet to a fence corner; thence North 89 degrees 55 minutes 58 seconds East, along the North line of Section 8 as evidenced by an old fence line, 2637.75 feet to the Point of Beginning, and containing an area of 994.420 acres. Less an undivided 25% interest in oil, gas and mineral interests retained by Madge M. Harrison.