

Grantor (s) Stephen Stansell Properties, Inc., a
 To Texas Corporation
 131 W. CHICKASAW PKWY., MEMPHIS, TN 38111
 458-5014
 Grantee (s) La Petite Academy, Inc., a Delaware
 Corporation 601-948-3595

WARRANTY DEED

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, the undersigned Grantor (s), do hereby sell, convey and warrant unto the above Grantee (s) the following described land and property situated in the County of DESOTO State of Mississippi, being more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Tax Statements To: La Petite Academy, Inc., P.O. Box 26610, Kansas City, MO. 64196

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.
 The Grantee (s) herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1990.
 WITNESS the signature of the Grantor, *STEPHEN STANSELL PROPERTIES, INC.*, this 30th day of MAY, 1990
 STEPHEN STANSELL PROPERTIES, INC.

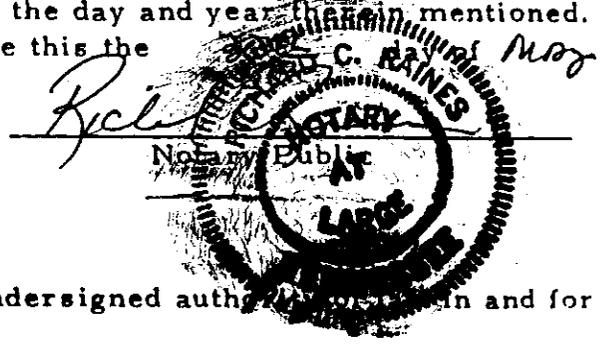
ATTEST: _____

By: *Stephen Stansell*
 President

STATE OF TENNESSEE
 COUNTY OF SNELLY

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named STEPHEN STANSELL who acknowledged that as PRESIDENT respectively, for and on behalf of and by authority of STEPHEN STANSELL PROPERTIES, INC. they signed the above and foregoing instrument and affixed the corporate seal of said corporation thereto and delivered said instrument on the day and year therein mentioned.
 GIVEN UNDER MY HAND and seal of office this the 30th day of MAY, 1990.

My commission expires: 6/16/90



STATE OF
 COUNTY OF

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named _____ who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.
 GIVEN UNDER MY HAND and seal of office this the _____ day of _____

My commission expires:

 Notary Public

716

EXHIBIT "A"

OF LOT NO.6 OF THE PECAN GROVE
COMMERCIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 7 WEST, SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI.

BEGIN at an iron stake (set) in the present northerly line of Goodman Road (Ms. Hwy.No.302) at the southwest corner of Lot No.5, said stake being North 89 degrees 45 minutes 44 seconds West 821.93 feet and North 00 degrees 14 minutes 16 seconds East 45.00 feet from the accepted southeast corner of the Southeast Quarter of Section 29, Township 1 South, Range 7 West; thence North 89 degrees 45 minutes 44 seconds West 181.02 feet with the northerly line of said Road to an iron stake (found) in the easterly line of Lot No.1, Pecan Grove Subdivision (Plat Book 28, Pages 23 & 24); thence North 06 degrees 28 minutes 33 seconds East 135.11 feet with the easterly line of said subdivision and along the easterly line of said Lot No.1 to an iron stake (found) at the northeast corner of Lot No.1 of said subdivision in the southerly cul-de-sac line of Pecan Grove Drive; thence northeastwardly 125.37 feet (chord distance=95.01 feet, chord bearing=North 12 degrees 05 minutes 03 seconds East) along a curve to the left having an external radius of 50.00 feet with the easterly cul-de-sac line of Pecan Grove Drive to a point of reverse curvature; thence northwestwardly 52.35 feet (chord distance=50.00 feet, chord bearing=North 29 degrees 35 minutes 34 seconds West) along a curve to the right having an internal radius of 50.00 feet with the easterly line of Pecan Grove Drive to an iron stake (found) at the southwest corner of Lot No.58 of said Pecan Grove Subdivision; thence South 89 degrees 45 minutes 44 seconds East 171.83 feet with the southerly line of Lot No.58 of said subdivision to an iron stake (set) at the northwest corner of Lot No.5 of the Pecan Grove Commercial Subdivision; thence South 00 degrees 14 minutes 16 seconds West 270.60 feet along the easterly line of Lot No.5 to the point of beginning containing 0.9785, more or less, acres (42,620, more or less, Square Feet) of land being subject to all codes, subdivision regulations and restrictions, easements of record as shown and any and all future right-of-ways of record.

STATE MS.-DESOTO CO. ^{LS}
FILED

JUN 19 11 01 AM '90

RECORDED 6-21-90
DEED BOOK 226
PAGE 215
W.E. DAVIS CH. CLK.