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|---|-----------------------|
| UNION PLANTERS NATIONAL BANK, TRUSTEE ) |                       |
| GRANTOR )                               |                       |
| TO )                                    | SPECIAL WARRANTY DEED |
| B. C. O. INVESTMENTS, A PARTNERSHIP )   |                       |
| GRANTEE )                               | --                    |

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, Union Planters National Bank, Trustee, does hereby sell, convey and warrant unto B. C. O. Investments, a Partnership, the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to wit:

"As Built" boundary survey of a 1.9934, more or less, acre tract of land being located in Section 20, Township 1 South, Range 6 West, Olive Branch, Desoto County, Mississippi being known as the Arlene Jobe Blair tract as recorded by Special Warranty Deed in Book 64, Page 465 and being further described by metes and bounds as follows: Begin at an iron stake (found) in the present northerly line of U. S. Highway No. 78 (100 ft. wide), said stake being 1917.10 feet southeastwardly from the intersection of the northerly line of said highway with the westerly line of Section 20, Township 1 South, Range 6 West; thence North 42 degrees 08' 01" East 652.81 feet along the southerly line of the, then or now, George Tract (Book 64, Page 463); thence North 88 degrees 16' 15" East 169.09 feet to an iron stake (found) at the northwest corner of the Mineral Wells Water Association Tract (Book 210, Page 453); thence South 42 degrees 6" 40" West 769.73 feet along the northerly line of said tract to an iron stake (set) in the northerly line of said highway; thence North 48 degrees 00' 00" West 122.22 feet with the northerly line of said highway to the point of beginning containing 1.9934, more or less, acres of land being subject to all codes, regulations and revisions, easements, and right-of-ways of record.

The above described land is part of the land partited to Walter Lee Jobe as Lot No. 1 in the partition of the R. S. Jobe lands in Cause No. 6947 in the Chancery Court of Desoto County as appears in Final Record Book 20, Page 620 in the office of said clerk.

The warranty in this deed is subject to subdivision and zoning regulations in effect in Desoto County, Mississippi and rights of way and easements for public roads and public utilities.

The title and quiet possession thereto the Party of the First Part will warrant and forever defend against the lawful claims of all persons only by and through or under us but no further or otherwise.

Taxes for the year 1990 are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS THE SIGNATURE of the authorized official of the Grantor, this the 18 day of July, 1990.

Harry L. Baker  
HARRY L. BAKER,  
ASSISTANT VICE-PRESIDENT AND  
TRUST OFFICER

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

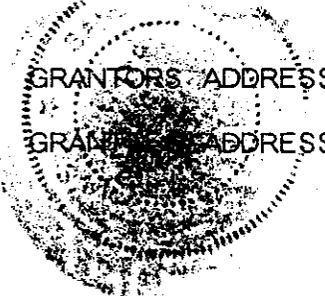
THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named Harry L. Baker, known to me to be the Vice President and Trust Officer of Union Planters National Bank, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as his free and voluntary act and deed, for and on behalf of said Union Planters National Bank, after being duly authorized to do so.

GIVEN UNDER MY HAND and official seal of office, this the 18th day of July, 1990.

Sandra G. Bales  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
My Commission Expires April 18, 1994

(SEAL)



GRANTORS ADDRESS: P.O. Box 387 Memphis, Tennessee 38147  
(H) None (W) 523-6096  
GRANTOR ADDRESS: 3617 Shoreham Cove Memphis, Tennessee 38118  
(H) 369-6351 (W) 363-1843

STATE MS.-DESOTO CO. <sup>18C</sup>  
FILED

JUL 23 11 14 AM '90

RECORDED 7/24/90  
DEED BOOK 327-1  
PAGE 589  
W.E. DAVIS CH. CLK.