

SPECIAL WARRANTY DEED

GRANTOR, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation created and existing under and by virtue of the laws of the State of New Jersey and duly authorized to transact business in the State of Mississippi, pursuant to authority of the Board of Directors of Grantor, and for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantees, WILLIAM H. AUSTIN, JR., FLOYD S. ROBERTSON and ROBERT B. RAMAGE, and to Grantees' heirs and assigns, FOREVER, all the following described land located in the County of DeSoto, State of Mississippi, to-wit:

LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO

SUBJECT TO, general real estate taxes for the year 1991 and subsequent years, use and occupancy covenants, conditions and restrictions of record; private, public, utility and drainage easements and rights of way of record; building, building line and use and occupancy restrictions; special taxes or assessments for improvements not yet completed; installments not yet due on the date hereof of any special taxes or assessments for improvements heretofore completed; building and zoning laws and ordinances; roads and highways; drainage ditches, feeders and laterals; matters of survey; and rights in oil, gas and other minerals heretofore reserved of record.

Together with all, and singular, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantees, and Grantees' heirs and assigns forever.

No ASCS Bases are transferred with this Deed.

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantees, and Grantees' heirs and assigns, that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary this 28th day of February, 1991.

THE PRUDENTIAL INSURANCE COMPANY
OF AMERICA

By: David S. Allen
Vice President

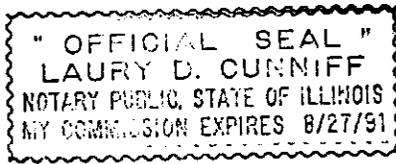


William H. Austin, Jr.
Assistant Secretary

STATE OF ILLINOIS)
)ss.:
COUNTY OF DU PAGE)

I, Laury D. Cunniff, a Notary Public in and for DuPage County, in the State aforesaid, do hereby certify that WILLIAM BOLSON, personally known to me to be the Vice President of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, and WILLIAM W. KATKOW, personally known to me to be the Assistant Secretary, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28th day of February, 1991.



Laury D. Cunniff
Notary Public

My commission expires: August 27, 1991

This instrument prepared by C. W. Grisamore, The Prudential Insurance Company of America, Midwest Agricultural Office, 1431 Opus Place, Suite 665, Downers Grove, Illinois 60515.

GRANTOR: The Prudential Ins. Co. of America
6750 Poplar Avenue
Suite 708
Memphis, Tenn. 38138
(901) 758-1352

After recording mail to:

David R. Hunt
P.O. Box 1196
Clarksdale, Mississippi 38614

GRANTEE:
WILLIAM H. AUSTIN
316 W. Commerce St.
Hernando, Miss. 38632
Tel No. (601) 429-7888
Tel. No. (601) 429-1309

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EXHIBIT "A" TO DEED DATED FEBRUARY 28, 1991 by and
between The Prudential Insurance Company of America
as Grantor and William H. Austin, Jr. et al as Grantees

Legal Description:

Description of that part of the N.B. Hunt property lying east of the east R.O.W. line of Delta View Road in Sections 10 and 11 in Township 2 South, Range 9 West, Desoto County, Mississippi, recorded in Deed Book 96, Pages 575-579 in the Chancery Court Office, being more particularly described as follows:

Beginning at a the intersection of the east line of the Easement for Right-of-Way for Delta View Road (80' wide) as recorded in Book 170, Page 100, and the north line of Section 10, thence North 89° 48' 34" East along the north line of Section 10 and passing the northwest corner of Section 11 at 3563.16 feet, but continuing for a total distance of 4883.16 feet to an iron pin set at the northwest corner of the Virginia Gartrell tract (184/483), said point being the northwest corner of the west half of the west half of Section 11; thence South 01° 12' 25" West, 858.00 feet along the east line of the west half of the west half of Section 11 to an iron pin set at an angle point; thence South 35° 42' 25" East, 924.00 feet along Gartrell's west line to an iron pin found at an angle point; thence South 26° 47' 47" West, 1158.30 feet along the Gartrell's west line to an iron pin set on the half section line; thence North 89° 20' 11" East, 1320.00 feet along the said half section line to an iron pin found in the center of Section 11; thence South 00° 12' 47" East, 2191.87 feet (called 2190.00') along the half section line and following the general alignment of an old up & down wire fence to an iron pin found at the southwest corner of the Channell Baptist Church (121/582) Cemetery lot; thence South 88° 26' 11" East and passing an iron pin found at 86.00 feet, the southeast corner of the Cemetery lot, but continuing along the south line of John Combes (187/367) to a found 12" oak tree in a fence; thence South 00° 12' 47" East along N.E. Hunt's east line and passing an iron pin set at 405.92 feet and passing a PK nail set in the centerline of Austin Road at 435.92 feet, but continuing for a total distance of 442.47 feet (called 450.00') to the south line of Section 11; thence South 89° 48' 34" West, 2472.91 feet along the south line of Section 11 to the southeast corner of Jimmie McIntyre (148/487); thence North 00° 44' 40" East along McIntyre's east line and passing an iron pin found at 8.44 feet, but continuing along the general alignment of a fence to an iron pin found at 635.09 feet; thence North 56° 33' 20" West along McIntyre's north line and passing William Austin's (175/708) northeast corner at 53.78 feet, but continuing for a total distance of 82.25 feet to a hub set at the south edge of a lake; thence around the southeast edge of the lake along the north and west lines of Austin the following courses: South 77° 52' 09" West, 261.69 feet to a hub set; South 78° 17' 52" West, 107.73 feet to a hub set; South 42° 45' 34" West, 122.18 feet to an iron pin found; South 29° 53' 40" West, 345.87 feet to the east R.O.W. line of Delta View Road (80' wide); thence in a northwesterly direction along the said R.O.W. line the following courses: North 30° 38' 24" West, 350.68 feet

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Legal Description:

to a point of curvature; thence along the right-hand, 454.58 feet radius R.O.W. curve an arc length of 306.59 feet to a point of reverse curve; thence along the left-hand, 1175.55 feet radius R.O.W. curve an arc length of 1107.00 feet to the point of tangency; thence North 35° 53' 30" West, 370.10 feet to a point of curvature; thence along the left-hand, 639.61 feet radius R.O.W. curve an arc length of 380.10 feet to a point of reverse curve; thence along the right-hand, 7036.35 feet radius R.O.W. curve an arc length of 997.93 feet to a point of compound curve; thence along the right-hand, 435.21 feet radius R.O.W. curve an arc length of 263.74 feet to the point of tangency; thence North 26° 43' 55" West, 351.35 feet to an angle point; thence North 28° 17' 04" West, 358.89 feet to a point of curvature; thence along the left-hand, 1914.20 feet radius R.O.W. curve an arc length of 419.00 feet to the point of tangency; thence North 52° 34' 54" West, 159.00 feet to the point of curvature; thence along the right-hand, 1388.98 feet radius R.O.W. curve an arc length of 512.37 feet to the point of tangency; thence North 41° 49' 23" West, 349.66 feet to the point of curvature; thence along the right-hand, 1307.86 feet radius R.O.W. curve an arc length of 376.47 feet to the point of tangency; thence North 17° 06' 52" West, 232.13 feet to Point of Beginning, encompassing 423.35 acres of land, more or less.

Subject to the 30.00 feet electrical easement for Coahoma County Power & Light Company and a 200.00 feet gas easement for Texas Gas Transmission Corporation as shown on print.

Subject to a prescriptive easement for Austin Road, Church Road, and Poplar Corner Road.

Subject to subdivision and zoning regulations for Desoto County, Mississippi. The above described property is subject to public right-of-ways, public utility easements, private easements, miscellaneous easements, and unnoted easements, of record or not of record.

Subject to all mineral rights previously reserved of record.

STATE MS.-DESOTO CO. J.T.
FILED

MAR 7 11 47 AM '91

RECORDED 3/8/91
DEED BOOK 233
PAGE 442
W.E. DAVIS CH.CLK.