

ROBERT E. POWELL,

GRANTOR

TO

WARRANTY DEED WITH RESERVATION
OF LIFE ESTATE

HILLSIDE FARMS, INC.

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, ROBERT E. POWELL, do hereby sell, convey and warrant unto HILLSIDE FARMS, INC., A CORPORATION, reserving unto myself a life estate, the following real property located in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Commencing at the Northwest Corner of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi; thence South 7 degrees 14 minutes 20 seconds East along the West line of said Section 21, 1,122.80 feet; thence North 83 degrees 24 minutes 17 seconds East, 40 feet to the point of beginning of the tract to be herein described; thence North 83 degrees 24 minutes 17 seconds East 1,147.92 feet; thence South 6 degrees 35 minutes 43 seconds East 621.30 feet; thence South 83 degrees 24 minutes 17 seconds West 1,393.27 feet; thence North 48 degrees 06 minutes 32 seconds West along the Northeasterly right of way line of the Frisco Railroad right of way 72.85 feet; thence North 7 degrees 14 minutes 20 seconds East parallel to and 40 feet East of the West line of said Section 21, 566.79 feet to the point of beginning. Containing 20.571 acres.

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

Taxes for the year 1991 and subsequent years are to be paid by the Grantee.

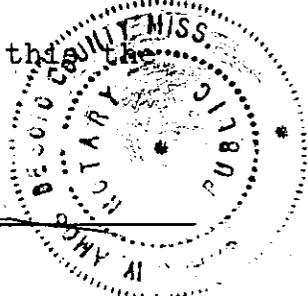
WITNESS my signature this the 4th day of April, 1991.

Robert E. Powell
ROBERT E. POWELL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named ROBERT E. POWELL who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 4th day of April, 1991.

[Signature]
Notary Public


My Commission Expires:
5/17/92

Address of Grantor: P. O. Box 775, Byhalia, MS 38611
Residence Phone: (601)-838-6759
Business Phone: (601)-838-6759

Address of Grantee: P. O. Box 775, Byhalia, MS 38611
Residence Phone: (601)-383-2931
Business Phone: (601)-383-2931

STATE MS.-DESOTO CO.
FILED

APR 4 8 42 AM '91

RECORDED 4/4/91
DEED BOOK 234
PAGE 105
W.E. DAVIS CH.CLK.