

WARRANTY DEED (CORPORATE FORM)

Table with 3 columns: THIS INSTRUMENT PREPARED BY, SEND TAX BILLS TO, MAP PARCEL NUMBERS. Includes details for Evans, Petree, Cobb and Edwards, and BP Oil Company.

THIS INDENTURE, made and entered into this 5th day of April 1991 by and between SPRINT PETROLEUM, INC. 5720 Summer Trees Drive #8, Memphis, TN 38134 (901-388-1305) a corporation organized and existing under and by virtue of the laws of the State of Tennessee

BP OIL COMPANY, an Ohio corporation 200 Public Square, Cleveland Ohio 44101 (216-586-6612) party of the second part, WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Southaven the County of DeSoto, State of ~~Tennessee~~ Mississippi.

That certain real property described on Exhibit "A" attached hereto and incorporated herein by reference as if set forth verbatim.

\*\*County taxes for 1991 and thereafter, not yet due or payable, and taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record in Plat Book 31, Page 39 and Plat Book 34, Page 44, in the Chancery Clerk's Office, DeSoto County, Mississippi; and Southaven City taxes and DeSoto\*\* and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

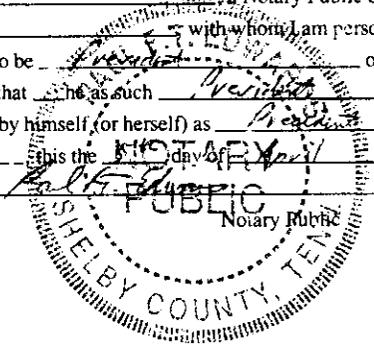
ATTEST: Edward F. Edwards Secretary

SPRINT PETROLEUM, INC. By: Carroll Garvin President

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, Paul F.T. Edwards, a Notary Public of said State and County aforesaid, personally appeared Carroll Garvin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of the SPRINT PETROLEUM, INC., the within named bargainer, a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

WITNESS my hand and seal, at office in Memphis, Tennessee this 5th day of April, 1991.

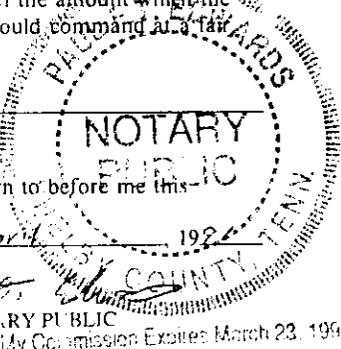


My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My Commission Expires March 23, 1993

PROPERTY ADDRESS: Airways Blvd. and Goodman Road

For we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 1,150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



Affiant Subscribed and sworn to before me this 5th day of April, 1991. Paul F. Edwards, Notary Public, My commission expires March 23, 1993.

Chicago Title Insurance Company 61 Adams Av. Memphis, Tennessee 38103

EXHIBIT "A"

Legal Description

Being the Sprint Petroleum, Inc. property as recorded in Book 209, Page 87 at the DeSoto Chancery Clerk's Office in Hernando, Mississippi, lying in Section 30, Township 1 South, Range 7 West, Chickasaw Cession and being more particularly described as follows:

Commencing at a point, said point being a found P.K. nail at the southwest corner of Section 30, Township 1 South, Range 7 West and also being the intersection of the centerline of Airways Boulevard (106 foot right of way) and Goodman Road (Mississippi Highway 302); thence N89°59'09"E along the centerline of Goodman Road, a distance of 53.00 feet to a point; thence N00°29'56"E, a distance of 100.00 feet to the point of beginning, said point being the intersection of the north right of way line of Goodman Road and the east right of way line of Airways Boulevard; thence N00°29'58"E along the east right of way line of Airways Boulevard, a distance of 140.00 feet to a point; thence N89°59'09"E, a distance of 200.00 feet to a point; thence S00°29'58"W, a distance of 180 feet to a point, said point being the north right of way line of Goodman Road, also being the State of Mississippi right of way; thence S89°59'09"W along the north right of way line of Goodman Road, a distance of 123.51 feet to a point; thence N62°14'31"W along the northeast line of Goodman Road, a distance of 85.84 feet to the point of beginning.

STATE MS.-DESOTO CO. *BC*  
FILED  
APR 15 10 50 AM '91  
RECORDED 416-91  
DEED BOOK 234  
PAGE 354  
W.E. DAVIS CH. CLK.

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