

STATE MS.-DE SOTO CO. 7/17

STATE MS.-DE SOTO CO. 10

JOHN W. HYNEMAN,  
GRANTOR

MAY 4 11 11 AM '92

MAY 8 10 36 AM '92

TO

RECORDED \_\_\_\_\_  
DEED BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
W.E. DAVIS CH. CLK.

W A R R A N T N O. 5-13-92  
DEED BOOK 245  
PAGE 225  
D W.E. DAVIS CH. CLK.

JOHN HYNEMAN DEVELOPMENT CO., INC.  
A MISSISSIPPI CORPORATION  
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, JOHN W. HYNEMAN, do hereby sell, convey and warrant unto JOHN HYNEMAN DEVELOPMENT CO., INC., a Mississippi Corporation, the following described property lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, more particularly described as follows, to-wit:

TRACT I:

Part of the Northeast Quarter of Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, described as follows: COMMENCING at the Northwest corner of Section 22 and run thence South 88 degrees 42' 57" East with the North boundary of said Section 3280.49 feet to the Point of Beginning. Run thence South 88 degrees 42' 57" East 1095.58 feet; thence South 00 degrees 49' 44" West with a property line fence 2517.93 feet to the North right-of-way of the Burlington Northern Railroad; thence North 88 degrees 50' 47" West with said right-of-way 1095.56 feet; thence North 00 degrees 49' 44" East 2520.43 feet to the Point of Beginning, containing 63.36 acres, more or less.

TRACT II:

Part of the Southeast Quarter of Section 15, Township 1 South, Range 6 West, DeSoto County, Mississippi, described as follows: COMMENCING at the Southwest corner of Section 15 and run thence South 88 degrees 42' 57" East with the South boundary of said Quarter 3280.49 feet to the Point of Beginning. Run thence North 00 degrees 49' 02" East 1131.60 feet to the right-of-way of State Line Road; thence South 88 degrees 59' 32" East with said right-of-way 1095.78 feet; thence South 00 degrees 49' 44" West with a property line fence 1136.88 feet; thence North 88 degrees 42' 57" West 1095.58 feet to the Point of Beginning, containing 28.53 acres, more or less.

TRACT III:

Part of the Northeast Quarter of Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, described as follows: COMMENCING at the Northwest corner of Section 22 and run thence South 88 degrees 42' 57" East with the North boundary 22.13 feet to the East right-of-way of Germantown Road and the Point of Beginning. Run thence South 88 degrees 42' 57" East 3258.37 feet; thence South 00 degrees 49' 44" West 2520.43 feet to the North right-of-way of the Burlington Northern Railroad; thence North 88 degrees 50' 47" West with said railroad right-of-way 3263.62 feet to the East right-of-way of Germantown Road; thence with said road right-of-way the following bearings and distances: North 01 degrees 05' 48" East 2197.59 feet; North 00 degrees 02' 00" West 330.29 feet to the Point of Beginning, containing 188.79 acres, more or less.

TRACT IV:

Part of the Southeast Quarter and the Southwest Quarter of Section 15, Township 1 South, Range 6 West, DeSoto County, Mississippi, described as follows: COMMENCING at the Southwest corner of said Section and run thence South 88 degrees 42' 57" East with the South boundary of said Section 22.13 feet to the East right-of-way of Germantown Road and the Point of Beginning. Run thence North 00 degrees 02' 00" West with said right-of-way 518.11 feet; thence South 88 degrees 36' 45" East 1893.57 feet; thence South 01 degrees 20' 27" West 26.05 feet; thence South 01 degrees 23' 55" West 40.37 feet; thence South 40 degrees 12' 21" East 490.53 feet; thence North 88 degrees 33' 07" East 49.44 feet; thence North 02 degrees 29' 58" East 280.50 feet; thence North 29 degrees 20' 26" East 131.07 feet; thence North 01 degrees 23' 17" East 145.70 feet; thence South 88 degrees 36' 45" East 204.98 feet; thence North 00 degrees 54' 10" West 619.97 feet; thence South 88 degrees 36' 45" East 674.71 feet; thence South 00 degrees 49' 02" West 1131.60 feet to said South boundary; thence North 88 degrees 42' 57" West with said boundary 3258.37 feet to the Point of Beginning containing 45.19 acres, more or less.

TRACT V:

Part of the Southwest Quarter of Section 15, Township 1 South, Range 6 West, DeSoto County, Mississippi, described as follows: COMMENCING at the Southwest corner of said Quarter and run thence South 88 degrees 42' 57" East with the South boundary of said Quarter 22.13 feet to the East right-of-way of Germantown Road; thence North 0 degrees 02' 00" West with said right-of-way 518.11 feet to the Point of Beginning. Run thence North 00 degrees 02' 00" West with said right-of-way 619.66 feet to the South right-of-way of State Line Road; thence South 88 degrees 36' 45" East with State Line Road 1908.43 feet; thence South 01 degrees 20' 27" West 619.47 feet; thence North 88 degrees 36' 45" West 1893.57 feet to the Point of Beginning, containing 27.03 acres, more or less.

TRACT VI:

Part of the Southwest Quarter of Section 15, Township 1 South, Range 6 West, DeSoto County, Mississippi, described as follows: COMMENCING at the Southwest corner of said Quarter and run thence South 88 degrees 42' 57" East with the South boundary of said Quarter 22.13 feet to the East right-of-way of Germantown Road; thence North 0 degrees 02' 00" West with said right-of-way 619.66 feet to the South right-of-way of State Line Road; thence South 88 degrees 36' 45" East with said State Line Road 2420.4 feet to the Point of Beginning. Run thence South 88 degrees 36' 45" East with said right-of-way 180.20 feet; thence South 00 degrees 54' 10" East 619.97 feet; thence North 88 degrees 36' 45" West 204.98 feet; thence North 01 degrees 23' 17" East 619.47 feet to the Point of Beginning, containing 2.74 acres, more or less.

TRACT VII:

Part of Section 22, Township 1 South, Range 6 West and part of the North Half of Section 27, Township 1 South, Range 6 West of the Chickasaw Cession, described as follows:

Commencing at the Northwest corner of said Section 22 and run thence South 1 degree 22' 66" West with the West boundary of said Quarter 2632.89 feet; thence South 88 degrees 50' 41" East 1956.42 feet to the Point of Beginning. Run thence South 88 degrees 50' 47" East

2444.50 feet; thence South 00 degrees 49' 44" West 2652.22 feet; thence North 88 degrees 48' 37" West 455.50 feet; thence South 01 degrees 22' 51" West 175.26 feet; thence North 88 degrees 10' 07" West 660.00 feet; thence South 29 degrees 21' 12" West 336.30 feet; thence South 63 degrees 10' 23" West 300.60 feet; thence South 66 degrees 32' 16" West 140.00 feet; thence North 17 degrees 31' 53" West 306.23 feet; thence North 80 degrees 07' 28" East 250.71 feet; thence North 38 degrees 54' 15" East 219.74 feet; thence North 23 degrees 56' 59" East 460.66 feet; thence South 72 degrees 49' 27" East 80.00 feet; thence North 17 degrees 10' 33" East 159.09 feet; thence South 65 degrees 40' 35" East 123.0 feet; thence North 17 degrees 01' 44" East 110.00 feet; thence North 81 degrees 31' 44" East 212.94 feet; thence North 73 degrees 41' 42" East 306.32 feet; thence North 06 degrees 20' 25" East 36.22 feet; thence North 73 degrees 11' 42" West 311.29 feet; thence North 58 degrees 24' 22" West 118.53 feet; thence North 46 degrees 48' 55" West 70.00 feet; thence North 44 degrees 38' 00" East 552.26 feet; thence North 57 degrees 47' 48" East 405.35 feet; thence North 08 degrees 57' 02" East 404.93 feet; thence North 69 degrees 42' 30" West 126.87 feet; thence South 30 degrees 46' 44" West 245.01 feet; thence North 00 degrees 10' 09" East 130.48 feet; thence South 65 degrees 51' 51" West 232.30 feet; thence North 16 degrees 41' 57" East 240.13 feet; thence North 53 degrees 07' 48" West 30.00 feet; thence South 55 degrees 07' 29" West 80.45 feet; thence South 32 degrees 38' 54" West 396.68 feet; thence South 18 degrees 36' 09" West 216.30 feet; thence South 63 degrees 26' 06" East 69.32 feet; thence South 62 degrees 28' 39" West 134.19 feet; thence North 08 degrees 54' 30" East 103.24 feet; thence North 18 degrees 48' 43" West 576.81 feet; thence North 30 degrees 08' 09" West 260.87 feet; thence South 82 degrees 21' 27" West 156.52 feet; thence North 81 degrees 26' 51" West 109.36 feet; thence North 59 degrees 50' 05" West 36.93 feet; thence South 78 degrees 01' 44" West 213.60 feet; thence South 49 degrees 44' 32" West 191.21 feet; thence South 87 degrees 41' 11" West 66.44 feet to the right-of-way of Brierfield; thence along a curve having the following characteristics: radius = 115.72, tangent = 6.47, delta 6 degrees 24' 16", for a distance of 12.93 feet; thence North 43 degrees 13' 54" West 65.00 feet to the right-of-way of Plantation; thence with the right-of-way of Plantation the following bearings and distances: along a curve having the following characteristics: radius = 25.00, tangent = 25.00, delta = 90 degrees, for a distance of 39.27 feet; North 43 degrees 13' 34" West 50.00 feet; South 46 degrees 46' 26" West 81.65 feet; along a curve having the following characteristics: radius = 275.00, tangent = 45.81, delta = 18 degrees 54' 52", for a distance of 90.78 feet; South 67 degrees 33' 48" West 65.78 feet; along a curve having the following characteristics: radius = 25.00, tangent = 24.20, delta = 88 degrees 07' 32", for a distance of 38.45 feet; South 69 degrees 07' 19" West 60.11 feet; along a curve having the following characteristics: radius = 25.00, tangent = 25.83, delta = 91 degrees 52' 28", for a distance of 40.09 feet; South 67 degrees 33' 46" West 99.30 feet; along a curve having the following characteristics: radius = 266.00, tangent = 10.07, delta = 4 degrees 20' 12", for a distance of 20.13 feet; thence North 08 degrees 56' 28" East 205.16 feet; thence North 07 degrees 07' 30" West 282.18 feet; thence North 01 degrees 09' 13" East 309.14 feet to the Point of Beginning, containing 76.62 acres, more or less.

ALSO:

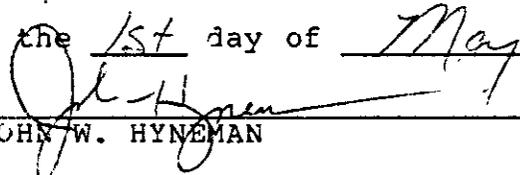
Lots 1, 2, 3, 4, 5, 6, 13, 14, 19, 25, 32, 33, 38, 39, 42, 49, 53, 58, 59, 61, 70, 71, 75, 77, 82, 83, 85, 86, 91, 94, 100, 106, 107 and 108, Phase I, Section A, The Plantation, in Sections 22 and 27, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 36, Pages 33-41, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Lots 122, 123, 124, 125 and 126, Phase I, Section B, The Plantation, in Section 22, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 37, Pages 22-23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Lots 128, 129, 132, 138, 139, 140 and 141, Phase I, Section C, The Plantation, in Section 22, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 38, Pages 36-37, in the office of the Chancery Clerk of DeSoto County, Mississippi.

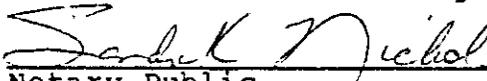
The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record. Possession is to be given with delivery of Deed.

WITNESS my signature, this the 1st day of May, 1992.

  
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JOHN W. HYNEMAN

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 1st day of May, 1992, within my jurisdiction, the within named John W. Hyneman, who acknowledged that he executed the above and foregoing instrument.

  
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Notary Public

My Commission Expires:

October 9, 1994

Grantor's Address:

7516 Enterprise, Suite 2  
Germantown, TN 38138  
Phone: 756-4061  
Business: 756-4061

Grantee's Address:

7516 Enterprise, Suite 2  
Germantown, TN 38138  
Phone: 756-4061