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RECORDED 6-25-92
DEED BOOK 246
PAGE 554
W.E. DAVIS CH. CLK.

BANKRUPTCY TRUSTEE'S SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of June 1992, by and between EDWARD L. MONTEDONICO, Bankruptcy Trustee for the United States Bankruptcy Court for the Western District of Tennessee, Western Division, party of the first part, and UNITED SOUTHERN BANK, a Mississippi Banking Corporation, party of the second part,

WITNESSETH:

That for and in consideration of Two Hundred Fifty-Eight Thousand and No/100 Dollars (\$258,000.00.00) cash in hand paid and other good valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby sell, convey and specially warrant unto the said party of the second part the following described real estate, situated and being in the City of Olive Branch, County of DeSoto, State of Mississippi, to wit:

Two Tracts of Land situated in Section 19, Township 1 South, Range 6 West, being more particularly described as follows, to wit:

TRACT I: Part of the East Half of Section 19, Township 1 South, Range 6 West, DeSoto County, Mississippi, and more particularly described as follows, to wit: Beginning at a point on the East line of said Section 19, said point being a distance of 1977.56 feet north of a point commonly accepted as the Southeast corner of said Section 19; thence run South 88 degrees 48 minutes 05 seconds West a distance of 40.00 feet to the Northeast corner of Lot 15, Craft Road Industrial Park; thence run North 35 degrees 04 minutes 19 seconds West a distance of 696.38 feet along the North line of said subdivision to a half-inch steel bar; thence run North 54 degrees 55 minutes 45 seconds East a distance of 335.67 feet to a half-inch steel bar; thence run South 35 degrees 04 minutes 19 seconds East a distance of 279.39 feet to a point on said East line of Section 19; thence run South 00 degrees 31 minutes 21 seconds East a distance of 533.33 feet along said East section line to the Point of Beginning and containing 4.00 acres. Bearings are based on true North as determined by solar observation.

TRACT II: Lot 19, Craft Road Industrial Park Subdivision, Section 19, Township 1 South, Range 6 West, DeSoto County, Mississippi as shown by the plat appearing of record in Plat Book 31, Page 49, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforesaid real estate by virtue of his appointment as Bankruptcy Trustee in the Bankruptcy Case of Phillip Garside, dba PGT Group, Inc., Phil Garside Trucking, dba Pro Graphics Trans and Cynthia H. Garside, being

Bankruptcy Case No. 91-34354-D in the United States Bankruptcy Court for the Western District of Tennessee, Western Division. This Deed is executed by authority of an Order entered by the United States Bankruptcy Court on June 18, 1992, ^{AND MARCH 15, 1992} authorizing the sale of the said real estate free and clear of all liens to the party of the second part herein.

The special warranty in the Deed is subject to the following:

- 1. 1991 taxes now past due and 1992 real estate taxes not yet due and payable;
- 2. Rights of way and easements for public roads and public utilities;
- 3. Subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi;
- 4. Any restrictions, building lines, easements and covenants of record.
- 5. Any prior reservation, conveyance or lease, together with release of damages, of minerals, of every kind and character, including, but not limited to oil, gas, sand and gravel, in, on and under subject property.

Edward L. Montedonico hereby sells and conveys title in the aforescribed real estate in this Special Warranty Deed as Bankruptcy Trustee only.

WITNESS the signature of the said party of the first part the day and year first above written.



 EDWARD L. MONTEDONICO,
 Bankruptcy Trustee for the
 United States Bankruptcy Court for
 The Western District of Tennessee,
 Western Division

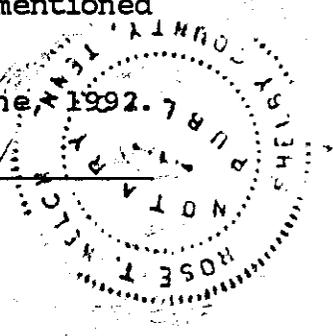
STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named Edward L. Montedonico, Bankruptcy Trustee, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned as his voluntary act and deed.

Given under my hand and seal this 19th day of June, 1992.

Robert Welch
NOTARY PUBLIC



My Commission Expires:

January 11, 1994

GRANTOR'S MAILING ADDRESS:

Edward L. Montedonico
200 Jefferson Ave.
Suite 1010
Memphis, TN 38103
(901) 521-9390

GRANTEE'S MAILING ADDRESS:

United Southern Bank
P. O. Box 399
Olive Branch, MS 38654
(601) 895-2987

Please record and return to:

HUGH H. ARMISTEAD
ATTORNEY AT LAW
P.O. BOX 609
OLIVE BRANCH, MS 38654

U. S. BANKRUPTCY COURT
WESTERN DISTRICT OF TENNESSEE
A TRUE COPY ATTEST

FILED
MAR 18 1992
BANKRUPTCY JUDGES
WESTERN DISTRICT OF TENN.

MAR 20 1992

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TENNESSEE
WESTERN DIVISION

By Renee Standberry
IN RE Deputy Clerk

CASE NO. 91-34354-D (RS)
CHAPTER 7

PHILLIP GARSIDE, dba PGT GROUP, INC.,
dba PHIL GARSIDE TRUCKING,
dba PROGRAPHICS TRANS, ET UX

ORDER APPROVING SALE

IT APPEARING TO THE COURT, after Notice and Hearing, that the Sale as reflected in "Bankruptcy Trustee's Notice of Proposed Sale of Property" should be approved.

IT IS, THEREFORE, ORDERED that the Sale is hereby approved free and clear of all liens and interests.

SO ORDERED this the 18th day of March

[Signature]
UNITED STATES BANKRUPTCY JUDGE

APPROVED:

[Signature]
EDWARD L. MONTEDONICO
Attorney for Chapter 7 Trustee
200 Jefferson Av., #1010
Memphis, TN 38103
(901) 521-9390
4781

Motion Order Other
Entered on the Court docket
on 3-24-92 and mailed
on the same date to:

Edward Montedonico (Movant / Attorney for Movant
party / Attorney there for
servicing.)

CLERK:

Return an Attested Copy to
Edward L. Montedonico, Attorney

[Signature] (Deputy Clerk)

UNITED STATES BANKRUPTCY COURT
FILED

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TENNESSEE
WESTERN DIVISION

BANKRUPTCY CLERK
MEMPHIS

IN RE:

PHILLIP GARSIDE dba PGT GROUP, CASE NO. 91-34354-D(rs)
INC. DBA PHIL GARSIDE TRUCKING,
DBA PRO GRAPHICS TRANS, ET UX,

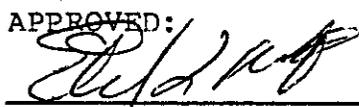
DEBTORS.

ORDER AUTHORIZING DISBURSEMENT OF SALE PROCEEDS

IT APPEARING TO THE COURT, after notice and hearing, that the Chapter 7 Trustee should be allowed to disburse the proceeds of his sale of 8222 Industrial Drive as set forth in Exhibit A to his Motion filed May 26, 1992 herein.

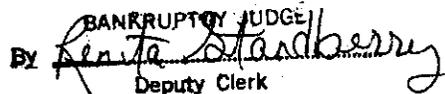
IT IS, THEREFORE, ORDERED that the Trustee is authorized to disburse the proceeds of said sale as set forth in Exhibit A of his Motion filed herein on May 26, 1992 *And the Sale To United Southern Bank by the TRUSTEE is HEREBY confirmed.*
SO ORDERED this the 17th day of June, 1992.


BERNICE B. DONALD
U. S. BANKRUPTCY JUDGE

APPROVED:

EDWARD L. MONTEDONICO
Attorney For Ch. 7 Trustee
200 Jefferson #222
Memphis, TN 38103
(901) 521-9390
4781

U. S. BANKRUPTCY COURT
WESTERN DISTRICT OF TENNESSEE
A TRUE COPY-ATTEST

JUN 17 1992

BANKRUPTCY JUDGE
By 
Deputy Clerk