

192199M

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, GREAT SOUTHERN MERCANTILE CORPORATION, a Mississippi Corporation, does hereby convey and warrant unto R. R. MORRISON & SON, INC., a Mississippi Corporation, that certain lot, tract or parcel of land lying and being situate in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

A parcel of land and improvements being situated at the Northwest Corner of State Line Road and U.S. Highway 51, in Southaven, DeSoto County, Mississippi, being more particularly described as follows:

A parcel of land lying in the City of Southaven, Mississippi, in Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as follows:

Commencing at the intersection of the centerlines of U.S. Highway 51 (100 feet wide) and State Line Road (80 feet wide); thence run North 35° 01' 16" West a distance of 112.110 feet along said centerline of U.S. Highway 51 to a point; thence run South 54° 58' 44" West a distance of 50.00 feet to a point on the West right-of-way line of said U.S. Highway 51, said point being the POINT OF BEGINNING; from said POINT OF BEGINNING thence run South 36° 07' 11" West a distance of 28.43 feet to a point on the North right-of-way line of said State Line Road; thence run North 89° 58' 13" West a distance of 164.28 feet to a point; thence run North 35° 04' 21" West a distance of 85.01 feet to a half-inch steel bar; thence run North 26° 58' 04" East a distance of 97.40 feet to a half-inch steel bar; thence run North 54° 58' 04" East a distance of 75.97 feet to a point on the West right-of-way line of said U.S. Highway 51; thence run South 35° 01' 16" East a distance of 216.84 feet along said West right-of-way line to the POINT OF BEGINNING and containing 28,021 square feet or 0.641 acres, more or less, all lying and being situate in Section 14, Township 1 South, Range 8 West, Southave, DeSoto County, Mississippi.

It is the intention of the Grantor herein to convey unto the Grantee herein and there is hereby so conveyed by the Grantor herein unto the Grantee herein all of those lands in Section 14, Township 1 South, Range 8 West, Southaven, DeSoto County, Mississippi, conveyed unto Great Southern Mercantile Corporation, a Mississippi Corporation, by

Bryan and Bryan Motor Company, Inc. by deed dated August 31, 1989, recorded in Deed Book 218 at Page 283 of the land records of DeSoto County, Mississippi, together with all improvements and fixtures thereupon situate.

This conveyance and the warranty hereof is further subject to any and all subdivision, health department, zoning and other regulations in effect in the City of Horn Lake, DeSoto County, Mississippi, insofar as same affect the property herein described and conveyed.

Ad valorem taxes, both real and personal, for the year 1992 have been prorated as of the date of this instrument and, when due, shall be paid in full by the Grantee herein.

WITNESS THE SIGNATURE OF THE UNDERSIGNED, this, the 15th day of December, 1992.

GREAT SOUTHERN MERCANTILE CORPORATION
a Mississippi Corporation
STATE MS. - DE SOTO CO.
DEC 4 8 52 AM '92
HOWARD V. BLAIR
Chief Executive Officer
RECORDED 12-7-92
DEED BOOK 251
PAGE 275
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named HOWARD V. BLAIR, who acknowledged that as Chief Executive Officer of GREAT SOUTHERN MERCANTILE CORPORATION, a Mississippi Corporation, and that for and on behalf of the said Corporation, and as its act and deed, he signed and delivered the above and foregoing instrument for the purposes mentioned on the day and year therein mentioned after first having been duly authorized by said Corporation to do so.

GIVEN under my hand and official seal, this 15th day of December, 1992.

Corie Lea Adcock
Notary Public My Commission Expires May 20, 1995
My Commission Expires: _____

GRANTOR: Address: 440 North Mill Street, Jackson, MS 39202
Telephone No. (RES.) n/a (BUS.) 601-944-0873

GRANTEES: Address: 4920 Highway 61 South, Vicksburg, MS 39180
Telephone No. (RES.) n/a (BUS.) 601-636-2471

PROPERTY ADDRESS: NW Corner, State Line Road/U.S.Hwy. 51, Southaven, MS

CHARGE AND RETURN TO: WBSB
P. O. Box 991
Vicksburg, MS 39181