

JIM BROWN AND LAWRENCE W. VAUGHN, GRANTOR

TO

WARRANTY DEED

ROCHE BIOMEDICAL LABORATORIES, INC., A NEW JERSEY CORPORATION, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, JIM BROWN AND LAWRENCE W. VAUGHN, hereby sells, conveys, and warrants unto the Grantee, ROCHE BIOMEDICAL LABORATORIES, INC., A NEW JERSEY CORPORATION, the land in the City of Southaven, DeSoto County, Mississippi, being more particularly described as follows:

Part of the Jim Brown and Lawrence W. Vaughn property of record in Deed Book 229 Page 453 at the Chancery Court Clerk's Office in Hernando, DeSoto County, Mississippi, and being located in the Southeast Quarter of Section 13, Township 1 South, Range 8 West, Southaven, Mississippi, and more particularly described as follows:

Commencing at a found iron pin on the East line of said Section 13 a distance of 770.63 feet North of the Southeast corner of said Section as established by Airways Construction plans Mississippi Project Number 7863 (3) said point being the original Northeast corner of the Marvin L. Ratner property (Book 215, page 476); thence North 89 degrees 55 minutes 19 seconds West along the North line of said property 69.41 feet to the West line of Airways Blvd (106 feet right of way) and the point of beginning; thence North 89 degrees 55 minutes 19 seconds West continuing along said North line 552.31 feet a found 2" iron pipe on the East line of the Rhodes College property (Book 221, page 11); thence North 02 degrees 11 minutes 35 seconds West along said East line 180.18 feet to found iron pin, at the Northwest corner of said Jim Brown and Lawrence W. Vaughn property; thence South 89 degrees 55 minutes 05 seconds East along the North line of said property 554.37 feet to a point on the West line of said Airways Rd; thence South 01 degree 32 minutes 25 seconds East along said West line 107.88 feet to a point; thence South 88 degrees 27 minutes 35 seconds West along said

West line of Airways Blvd 30.00 feet; thence South 01 degree 32 minutes 25 seconds East with said West line 20.00 feet; thence North 88 degrees 27 minutes 35 seconds East along said West line 30.00 feet; thence South 01 degree 32 minutes 25 seconds East with said West line 52.20 feet to the point of beginning and containing 2.2730 acres more or less.

By acceptance of this deed, the parties agree that this conveyance is subject to the following: (1) a temporary construction easement of 35 feet in width running parallel with and adjacent to the West side of the above described street right of way which is intended for the purpose of clearing, grading and grassing the slopes required during construction of Airways Blvd. Project Number M-7868 (3) which will terminate upon completion of construction conveyed to the City of Southaven in and for Airways Blvd., recorded in Book 251, page 140, of the land records of the Chancery Clerk's office, DeSoto County, Mississippi; (2) A right of way to the City of Southaven for Airways Blvd., recorded in Deed Book 251, page 140, in the land records of the Chancery clerk's Office, DeSoto County, Mississippi; (3) a 10 foot utility easement to the City of Southaven recorded in Deed Book 251, page 217, of the land records of the Office of the Chancery Clerk of DeSoto County, Mississippi, and; (4) Subdivision, health department, zoning and other regulations in effect in the City of Southaven, DeSoto County, Mississippi. Taxes for the year 1993 shall be estimated and prorated at closing and paid by the Grantee when due. Possession is to be given upon delivery of

this deed. This property constitutes no part of the homestead of either Grantor.

EXECUTED this the 18<sup>th</sup> day of August, 1993.

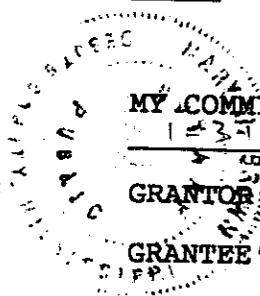
Jim Brown  
JIM BROWN  
Lawrence W. Vaughn  
LAWRENCE W. VAUGHN  
GRANTORS

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JIM BROWN AND LAWRENCE W. VAUGHN, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

18<sup>th</sup> GIVEN under my hand and official seal of office this the day of August, 1993.

Mary Walker Brown  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1-31-95

GRANTOR'S ADDRESS: 187 Stateline Road, Southaven, MS 38671  
Home #: (601) 393-4641 Bus #: (601) 393-8400  
GRANTEE'S ADDRESS: 231 Maple Avenue, Burlington, NC 27215  
Home #: ( ) N/A Bus #: (1-800-331-2843)

Prepared by:  
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BK 260 PG 758  
W.E. DAVIS CH. CLK.  
By: Woodward, D.C.