

WARRANTY DEED

This deed of conveyance this date made by the undersigned, ESSIE C. WHITE, Z. P. ELDRIDGE, JR., BETTY ELDRIDGE and BOBBIE JEAN WHITE BALFOUR, hereinafter referred to as the GRANTORS, and JOE W. REED, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum Three Hundred Seventy Three and 17/100 Dollars (\$373.17) cash in hand paid by the GRANTEE to each of the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sale, convey and warrant unto the GRANTEE, the hereinafter described real property located in Desoto County, Mississippi and being described as follows, to-wit:

41.22 acres in the Northeast Quarter of Section 3, Township 3, Range 8 West, described as beginning at the Northeast corner of said Section, thence West on the Section line 16 chains and 63 links, thence South 24 chains and 52 links, thence East 16 chains and 98 links, thence North 24 chains and 46 links to the beginning. And also the following tract, beginning at the Southwest corner of the above described lot, thence West 10 chains and 36 links, thence South 5 chains and 7 links, thence East 10 chains and 86 links, thence North 5 chains and 7 links to the beginning. Said lands contain in all 46.72 acres in the Northeast Quarter of said Section 3 and being the identical property conveyed by F.C. Holmes by General Warranty Deed to Tom Allen dated December 29, 1938 and recorded in Deed Book 27, Page 14 of the land records of Desoto County, Mississippi located in the Office of the Chancery Court Clerk of said county and state.

The foregoing covenant of warranty is made subject to right of ways and easements for public roads and public utilities, to sub-

STATE MS. DESOTO CO

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 W.E. DAVIS, CLK.
 by B. Cleveland

division and zoning regulations in effect in Desoto County, Mississippi, any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property and to unrecorded rights of ways or easements and any discrepancies, conflicts, encroachments or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

Taxes for the year 1993 and subsequent years are hereby excepted from the foregoing covenant of warranty.

By way of explanation, Tom Allen was conveyed the hereinabove described real property by Warranty Deed dated December 29, 1938 and recorded in Deed Book 27, Page 14 in the Office of the Chancery Clerk of DeSoto County, Mississippi. Tom Allen was married to Cora Allen and the said Tom Allen predeceased Cora Allen dying intestate and leaving as his sole heir at law his widow, Cora Allen. That at the time of his death, Tom Allen, had no children and/or descendants of children living. Cora Allen died testate on the 7th day of July 1959 and her Last Will and Testament was duly probated in the Chancery Court of DeSoto County, Mississippi and her will is duly recorded in Will Book 7, Pages 148-149 in the Office of the Chancery Clerk of DeSoto County, Mississippi. That under the terms of the aforesaid will, Cora Allen, devised the hereinabove described real property (being described in her will as: "46 acres between here and Nesbit and near Pine Tree Stock Farm") to her

cousin, Fannie Tate, and her cousin, Tommie Freeman for and during their natural lives and upon the death of Fannie Tate and Tommie Freeman to her then living heirs. Tommie Freeman predeceased Fannie Tate and Fannie Tate died on the 24th day of March, 1980. That at the time of Fannie Tate's death on March 24, 1980, the then living heirs of Cora Allen were her nieces and nephews and great nieces and nephews, the children and/or grandchildren of North Donel, a deceased brother of the said Cora Allen. That the heirs at law of Cora Allen on March 24, 1980 were: Minnie Pearl Smith, Mary Ellen Eldridge, Willie B. Moore, W. S. Donel, Juanita Hill, and the heirs at law of Mildred Gentry, a deceased niece to the said Cora Allen. That all of the aforementioned individuals were the children of North Donel, brother of Cora Allen.

The GRANTORS herein are the children of Mary Ellen Eldridge who died intestate on the 17th day of August, 1988. That at the time of her death, Mary Ellen Eldridge was a single person and she left surviving her as her sole heirs at law eight children and two grandchildren who were the children of a deceased son, Eddie Lee Eldridge. That at the time of her death, Mary Ellen Eldridge left as her sole heirs at law her children: Alta Mae Washington, Essie C. White (the GRANTOR herein), John White, Bobbie Jean White Balfour, (the GRANTOR herein) William Henry White, Z. P. Eldridge, Jr., (the GRANTOR herein) Betty Eldridge, (the GRANTOR herein) Clyde Eldridge and two grandchildren, Edward Ray Eldridge and Gary Lee Eldridge, who are the children of Eddie Lee Eldridge, deceased.

That at the time of her death, Mary Ellen Eldridge had no other children or descendants of children surviving her other than those listed above.

That the GRANTORS are non-residents of the State of Mississippi and the foregoing described real property is no part or portion of their homestead.

It is the GRANTORS' intention to convey and to warrant to the GRANTEE all of their undivided interest in the aforescribed real property and which interest is believed to be a one-fifty fourth (1/54th) undivided interest each but which conveyance conveys and is intended to convey all interest whether said interest is greater or less than the said one-fifty fourth (1/54th) undivided interest.

WITNESS THE SIGNATURES OF THE GRANTORS on this the 5th day of October, 1993.

Essie C. White [redacted] 7769
ESSIE C. WHITE

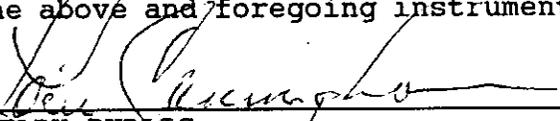
Z. P. Eldridge, Jr.
Z. P. ELDRIDGE, JR.

Betty Eldridge
BETTY ELDRIDGE

Bobbie Jean White Balfour
BOBBIE JEAN WHITE BALFOUR

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said county and state, on this the 5 day of OCT-1993, 1993, within my jurisdiction, the within named BETTY ELDRIDGE, who acknowledged that she executed the above and foregoing instrument.



NOTARY PUBLIC

LOUIS CUNNINGHAM
NOTARY PUBLIC
681 ROZELLE
MEMPHIS, TENN. 38114

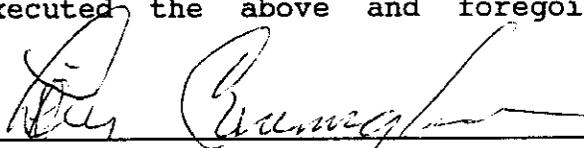
My Commission Expires:

7-15-1997

(SEAL)

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said county and state, on this the 5 day of OCT-1993, 1993, within my jurisdiction, the within named ESSIE C. WHITE, who acknowledged that he executed the above and foregoing instrument.



NOTARY PUBLIC

LOUIS CUNNINGHAM
NOTARY PUBLIC
681 ROZELLE
MEMPHIS, TENN. 38114

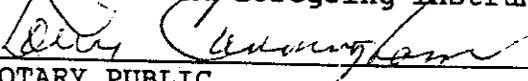
My Commission Expires:

7-15-1997

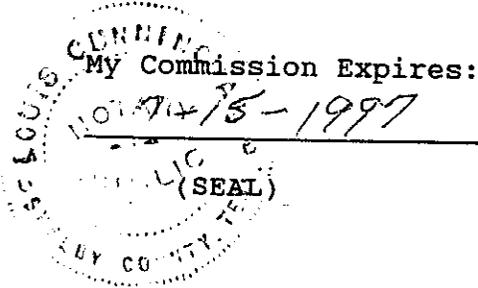
(SEAL)

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said county and state, on this the 5th day of October, 1993, within my jurisdiction, the within named BOBBIE JEAN WHITE BALFOUR, who acknowledged that she executed the above and foregoing instrument.

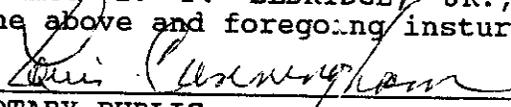

NOTARY PUBLIC

LOUIS CUNNINGHAM
NOTARY PUBLIC
981 ROZELLE
MEMPHIS, TENN. 38114

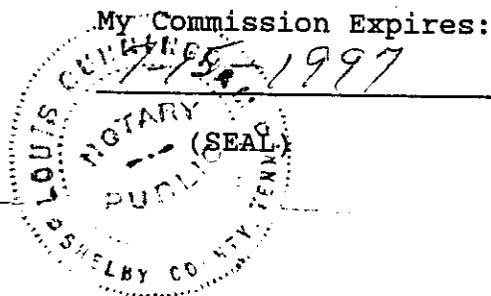


STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appear before me, the undersigned authority in and for said county and state, on this the 5th day of October, 1993, within my jurisdiction, the within named Z. P. ELDRIDGE, JR., who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC

LOUIS CUNNINGHAM
NOTARY PUBLIC
981 ROZELLE
MEMPHIS, TENN. 38114



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GRANTOR'S ADDRESS:
Z. P. Eldridge, Jr.
929 Roland Street
Memphis, TN 38114
HOME TEL: 901-278-6258
BUS. TEL: NONE
SOC. SEC. [REDACTED] -1572

GRANTOR'S ADDRESS:
Betty Eldridge
929 Roland Street
Memphis, TN 38114
HOME TEL: 901-278-6258
BUS TEL: NONE
SOC. SEC: [REDACTED] -7932

GRANTOR'S ADDRESS:
Essie C. Eldridge
990 Oakview
Memphis, TN 38114
HOME TEL: 901-726-5519
BUS. TEL: NONE
SOC. SEC: # [REDACTED] - 7267

GRANTOR'S ADDRESS:
Bobbie Jean White Balfour
4022 Barron
Memphis, TN 38111
HOME TEL: 901-744-0940
BUS. TEL: NONE
SOC. SEC: [REDACTED] 3109

GRANTEE'S ADDRESS:
920 REED ROAD
HERNANDO, MS 38632
HOME TEL: 601-429-5190
BUS TEL: 601-563-4736

PREPARED BY:
LAW OFFICES OF
A. CINCLAIR MAY
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SUITE 100
HERNANDO, MS 38632
(601) 429-5038

93149.406