

WARRANTY DEED

This deed of conveyance this day made by the undersigned, THE FLINN GROUP, A PARTNERSHIP, being TOM B. FLINN, SR., TOM B. FLINN, JR., LEE ANN FLINN, and TIM H. FLINN, hereinafter referred to as the GRANTORS, and DONALD L. DICKERSON and wife, TARINA M. DICKERSON, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTORS, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to 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; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show.

Taxes and assessments against said property for the year 1994

shall be the responsibility of the GRANTORS, and all taxes and assessments for all subsequent years shall be the responsibility of the GRANTEES, and are excepted from the foregoing covenant of warranty.

It is further acknowledged by the GRANTORS herein that they do hereby give, grant and convey to the GRANTEES, their successors and/or assigns, a perpetual easement for the flowage of treated affluent from a treatment plant owned and operated by the GRANTEES and to be located on the above-described property to the pond as shown on the attached plat, a portion of which pond will be owned by the GRANTEES. The sole purpose of this perpetual easement is to allow for chemically treated sewage to flow into the pond.

Possession will be given upon delivery of this deed.

WITNESS the signatures of the GRANTORS on this the 9th day of March, 1994.

THE FLINN GROUP, A PARTNERSHIP

Tom B. Flinn Sr.
TOM B. FLINN, SR.

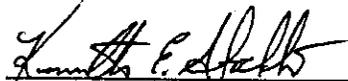
Tom B. Flinn Jr.
TOM B. FLINN, JR.

Lee Ann Flinn
LEE ANN FLINN

Tim H. Flinn
TIM H. FLINN
PARTNERS

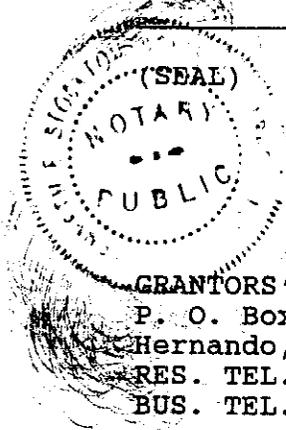
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 9th day of March, 1994, within my jurisdiction, the within named TOM B. FLINN, SR., TOM B. FLINN, JR., LEE ANN FLINN and TIM B. FLINN, who acknowledged that they executed the above and foregoing instrument.



NOTARY PUBLIC

My Commission Expires:
My Commission Expires Sept. 19, 1995



GRANTORS' ADDRESS:

P. O. Box 384
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: 601-429-6450

GRANTEES' ADDRESS:

491 Park Lane Cove
Hernando, MS 38632
RES. TEL.: 601-429-3120
BUS. TEL.: 601-429-6625

Prepared by:
Law Offices of A. Cinclair May
2565 Caffey Street, Suite 100
Hernando, MS 38632
601-429-5038
94249.566

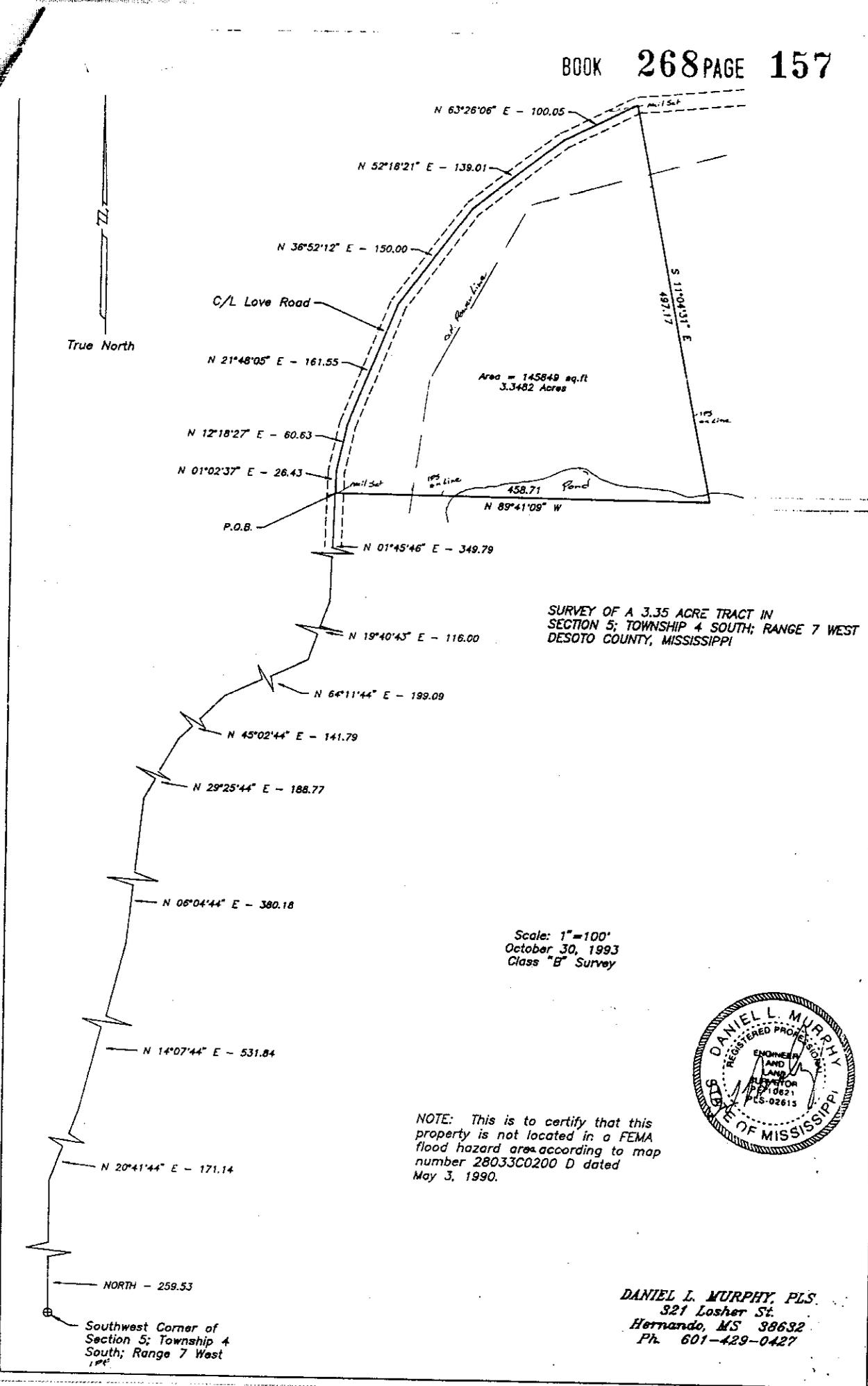


EXHIBIT "A"

DESCRIPTION OF A 3.35 ACRE LOT IN SECTION 5; TOWNSHIP 4 SOUTH; RANGE 7 WEST; DESOTO COUNTY, MISSISSIPPI, AND MORE ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at a point recognized as the Southwest corner of Section 5; Township 4 South; Range 7 West; thence due North a distance of 259.53 feet to a point in the centerline of Love Road; thence along the centerline of Love Road with the following calls:

N 20° 41' 44" E	-	171.14 Feet	STATE MS.-DESOTO CO.	<i>13</i>
N 14° 07' 44" E	-	531.84 Feet	FILED	<i>13C</i>
N 06° 04' 44" E	-	380.18 Feet		
N 29° 25' 44" E	-	188.77 Feet	MAR 9 5 05 PM '94	
N 45° 02' 44" E	-	141.79 Feet		
N 64° 11' 44" E	-	199.09 Feet		
N 19° 40' 44" E	-	116.00 Feet	268 PG 154	
N 01° 45' 46" E	-	349.79 Feet	By B. Cleveland et al	

to the point of beginning; thence continue along the centerline of Love Road with the following calls:

N 01° 02' 37" E	-	26.43 Feet
N 12° 18' 27" E	-	60.63 Feet
N 21° 48' 05" E	-	161.55 Feet
N 36° 52' 12" E	-	150.00 Feet
N 52° 18' 21" E	-	139.01 Feet
N 63° 26' 06" E	-	100.05 Feet

to a point; thence South 11° 04' 31" West a distance of 497.17 feet to a point; thence North 89° 41' 09" West a distance of 458.71 feet to the point of beginning and containing 3.35 acres. All bearings are referenced to true north. As per survey of Daniel L. Murphy, P.L.S. dated October 30, 1993, a copy of which is attached hereto and incorporated herein by reference. Said property being located in the Northwest Quarter of the Southwest Quarter of the above-noted Section, Township, and Range.

SIGNED FOR IDENTIFICATION:

THE FLINN GROUP, A PARTNERSHIP

Tom B. Flinn Sr.

 TOM B. FLINN, SR.

Tom B. Flinn Jr.

 TOM B. FLINN, JR.

Lee Ann Flinn

 LEE ANN FLINN

Tim H. Flinn

 TIM H. FLINN