

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between LEIGHTON GEORGE, GENE CONWAY AND SONG O. CONWAY, ONE AND THE SAME PERSON AS SONG D. CONWAY, Grantors, and NDC Southaven L.P., A Mississippi Limited Partnership, Grantee

STATE MS. - DESOTO CO. 11/7  
FILED 7/17

JUL 21 3 43 PM '94

W I T N E S S E T H:

BK 273 PG 553  
W.E. DAVIS CH. CLK.  
By: P. Staley

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and warrant, except as hereinafter set forth, unto the Grantee the following described property, together with the improvements, hereditament and appurtenances thereunto belonging, located in the City of Southaven, DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Being the property described in Book 250, Page 521 in the DeSoto County Register's Office and being a survey of part of the southwest quarter of Section 13, Township 1 South, Range 8 West, DeSoto County, Mississippi and more particularly described as follows:

Beginning at a point in the north line of State Line Road (160-foot R.O.W.), said point being 2,256.35 feet east of the west line of Section 13, Township 1 South, Range 8 West; thence N 89°23'23" W, and along said R.O.W., a distance of 9.74 feet to a point; thence N 57°27'54" W a distance of 126.46 feet to a point in the east line of Hudgins Road (R.O.W. varies); thence with said east line and along a non-tangent curve to the left having a radius of 632.97 feet an arc distance of 74.67 feet (chord = N 34°50'42" W - 74.63 feet) to a point of tangency; thence with said east line N 38°13'28" W a distance of 85.00

feet to an iron pin; thence N 88°56'44" E a distance of 208.31 feet to a point; thence S 00°56'53" E a distance of 200.00 feet to the POINT OF BEGINNING and containing 0.577 acres

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

4) That certain 15 foot right-of-way easement over the subject property in favor of Mississippi Power & Light Company granted by Shakey's Incorporated recorded in Deed Book 120 at Page 245 of the land records of DeSoto County, Mississippi.

For the same consideration aforesaid, Grantors further quitclaim, assign and set over unto Grantee all of their rights under those certain restrictive covenants, easements and/or other rights pursuant to a Declaration and Grant of Parking Rights, Rights of Ingress and Egress and of Restrictions as recorded in Deed Book 114 at Page 173 of the records aforesaid.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors  
on this the 12<sup>th</sup> day of July, 1994.

Leighton George  
LEIGHTON GEORGE

Gene Conway  
GENE CONWAY

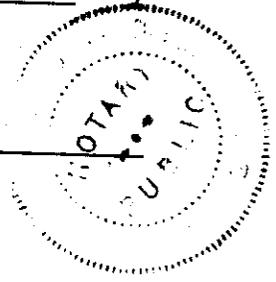
Song O Conway  
SONG O CONWAY, ONE AND THE  
SAME PERSON AS SONG D. CONWAY

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned  
authority within and for the State and County aforesaid, LEIGHTON  
GEORGE, who acknowledged that he signed, executed and delivered the  
above and foregoing Warranty Deed on the day and year therein  
mentioned, as and for his voluntary act and deed.

GIVEN under my hand and official seal on this the 12 day  
of July, 1994.

Lynna Oliver  
NOTARY PUBLIC



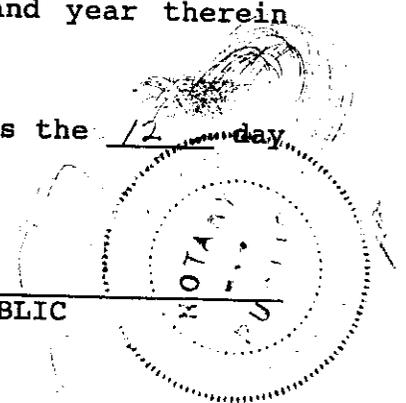
My Commission Expires:  
June 12, 1998

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, GENE CONWAY, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as and for his voluntary act and deed.

GIVEN under my hand and official seal on this the 12 day of July, 1994.

Lynn Oliver  
NOTARY PUBLIC



My Commission Expires:

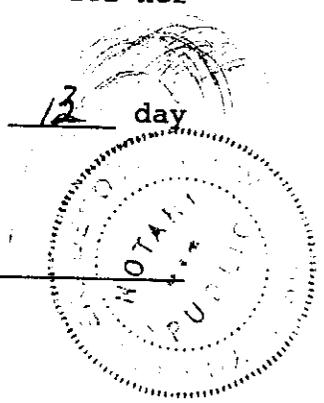
June 14, 1998

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, SONG O. CONWAY, ONE AND THE SAME PERSON AS SONG D. CONWAY, who acknowledged that she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as and for her voluntary act and deed.

GIVEN under my hand and official seal on this the 12 day of July, 1994.

Lynn Oliver  
NOTARY PUBLIC



My Commission Expires:

June 12, 1998

GRANTORS:

LEIGHTON GEORGE  
7385 Chippendell Drive  
Southaven, Mississippi 38671

Phone: 601-393-0499

GENE CONWAY and SONG O. CONWAY,  
7654 Brookwood  
Southaven, MS 38671

Phone: 601-342-1316

ADDRESS OF GRANTEE:

NDC Southaven LP  
c/o CT Corporation System  
118 North Congress Street  
Jackson, Mississippi 39201  
Phone: (402) 391-1616

PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS

TYPE OF INSTRUMENT:

Warranty Deed

PREPARER'S NAME AND ADDRESS:

William A. Baskin  
Holcomb, Dunbar, Connell, Chaffin & Willard, P.A.  
P.O. Box 190  
Southaven, MS 38671

601-342-6806

INDEXING INSTRUCTIONS:

The subject property should be indexed as a tract lying in the Southwest Quarter of Section 13, Township 1 South, Range 8 West, DeSoto County, Mississippi.

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

William A. Baskin  
Holcomb, Dunbar, Connell, Chaffin & Willard, P.A.  
P.O. Box 190  
Southaven, MS 38671

601-342-6806