

BANK OF MISSISSIPPI

TO:

SPECIAL WARRANTY DEED

EARL M. WARREN

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BANK OF MISSISSIPPI a Mississippi Banking Corporation, by and through its authorized officials, does hereby sell, convey and specially warrant unto EARL M. WARREN, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi described as follows, to-wit:

3.6921 acre tract of land located in the Southwest Quarter of Section 30, Township 1 South, Range 6 West, DeSoto County, Mississippi, BEGINNING at a point in the North line of Goodman Road, said point being 744.47 feet eastwardly and 40 feet Northwardly from the Southwest corner of Section 30, Township 1 South, Range 6 West; thence North $83^{\circ}-45'-00''$ East 378.17 feet with the North line of Goodman Road to a point; thence North $05^{\circ}-45'-00''$ West 336.75 feet to an iron stake (found); thence South $84^{\circ}-53'-32''$ West 565.63 feet to a point; thence South $08^{\circ}-02'-51''$ West 147.72 feet to a point; thence North $80^{\circ}-13'-15''$ East 77.01 feet to a point; thence South $60^{\circ}-31'-08''$ East 91.85 feet to a point; thence South $16^{\circ}-50'-53''$ East 154.10 feet to the point of beginning containing 3.6921 acres of land being subject to all codes, subdivision covenants and revisions, easements and right-of-ways.

LESS AND EXCEPT: A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 30, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi and being more particularly described as follows, to-wit:

Beginning at a point on the North line of Highway 302 (Goodman Road) said point being 740.52 feet East of the West line of said Section 30 and being 76.50 feet North of the centerline of said Highway 302; thence North $80^{\circ}-58'-35''$ East a distance of 52.74 feet to a point; thence North $82^{\circ}-36'-35''$ East a distance of 38.70 feet to a point; thence South $87^{\circ}-06'-25''$ East a distance of 103.28 feet to a point; thence North $00^{\circ}-20'-14''$ West a distance of 315.26 feet to a point; thence North $89^{\circ}-41'-42''$ West a distance of 193.67 feet to a point; thence South $00^{\circ}-20'-14''$ East a distance of 324.33 feet to the point of beginning and containing 1.40 acres.

LESS AND EXCEPT: Beginning at a point on the North line of Goodman Road (106 foot right of way) said point being 1122.64 feet east of the west line of Section 30, Township 1 South, Range 6 West, thence North $0^{\circ}-20'-14''$ West 346.35 feet to a point; thence North $89^{\circ}-41'-42''$ West 188.45 feet to a point; thence South $0^{\circ}-20'-14''$ East 347.15 feet to a point on the North line of Goodman Road, thence South $89^{\circ}-56'-21''$ East 188.45 feet to the point of beginning and containing 1.5 acres of land, subject to all codes, subdivision covenants and revisions, easements and rights of way.

STATE MS.-DESOTO CO. P.K.
FILED P.K.

Aug 23 10 10 AM '94

BK 274 PG 739
W.E. DAVIS CH. CLK.
By *D. Stalvey, Jr.*

ALSO LESS AND EXCEPT: That portion of the above described property as conveyed to State Highway Commission of Mississippi by Deed dated July 23, 1992 and filed for record on August 11, 1992 at 3:10 P.M. in Book 248, Page 295, Land Deed Records in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of ways and easements for public roads and public utilities for DeSoto County, Mississippi.

It is agreed and understood that taxes for the year 1994 shall be assumed by the Grantee herein and Grantee assumes and agrees to pay same when and as due and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURES of the authorized officials of the Grantor, this 18th day of August, 1994.

BANK OF MISSISSIPPI

BY: Joseph C. Creely Pres.

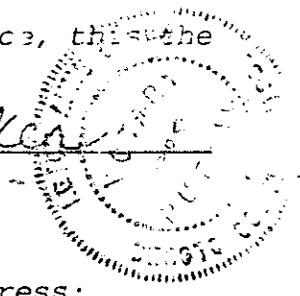
BY: David W. Michael A.V.P.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, the within named Joseph C. Creely and David W. Michael, in their official capacity as President and Assistant-Vice President, respectively of BANK OF MISSISSIPPI, and that on behalf of said Corporation they signed, sealed and delivered the above and foregoing Special Warranty Deed after first duly being authorized so to do.

Given under my hand and official seal of the office, this 18th day of August, 1994.

Leigh Anne Baker
NOTARY PUBLIC



MY COMMISSION EXPIRES: MY COMMISSION EXPIRES MAY 15, 1998

Grantor's Address:
8966 Goodman Road
Olive Branch, MS 38654
Phone No: 895-5547 (b)
 same (b)

Grantee's Address:
10630 College Road
Olive Branch, MS 38654
Phone No: 601-825-3766 (h)
 same (b)

PREPARED BY & RETURN TO: WOODS & SNYDER, P.O. BOX 456,
OLIVE BRANCH, MS 38654 (601) 895-2996