

STATE MS.-DESOTO CO.
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Nov 16 10 22 AM '94

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W.E. DAVIS CH. CLK.
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STATE OF MISSISSIPPI
COUNTY OF DESOTO

ANDREW WATT McLEROY ET AL.,
HEIRS OF SUSIE ACREE McLEROY,
GRANTORS

TO

WARRANTY DEED

REBECCA P. McBRIDE,
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, ANDREW WATT McLEROY; IRENE ROBINSON WILLIAMS; LYDIA ROBINSON RILEY; BETSY McLEROY NEWLIN; JUNE McLEROY SPILLERS; MAXINE McLEROY SMITH; MAXINE McLEROY SMITH as trustee for ROBERT LEE McLEROY, CHRISTINE McLEROY and CYNTHIA McLEROY; and EARL BREWER, as guardian for CHRISTOPHER EARL BREWER and SUSAN DELPHIA BREWER, minors; Grantors, do hereby sell, convey and warrant unto REBECCA P. McBRIDE, Grantee, the following real property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, in DeSoto County, Mississippi, more particularly described as:

Being in the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the Southwest Quarter of Section 30, Township 1 South, Range 6 West, more particularly described as:

Beginning at the Southeast Corner of the Southwest Quarter of Section 30, T-1-S, R-6-W, DeSoto County, Mississippi; thence S-89°-39'-01"-W, along the

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centerline of Goodman Road 658.35 ft. to a point; thence N-0°-19'-32"-W, parallel to the east line of the Southwest Quarter, 80.82 ft. to the true point of beginning of the hereafter described 23.049 acre tract in the North right-of-way of Highway #302 F.A.P. #19-0021-09-018-10; thence westwardly along the North right-of-way of Highway #302 the following courses: S-82°-33'-08"-W 32.44 ft. (call-31.7 ft.) to a point; thence N-81°-39'-25"-W 202.24 ft. (call -202.00 ft.) to a point; thence S-73°-06'-47"-W 52.2 ft. to a point; thence S-89°-48'-44"-W 550.00 ft. to a point; thence S-85°-22'-26"-W 108.57 ft. (call-112.40 ft.) to a point; thence leaving the right-of-way N-0°34'44"-W, along the East line of Kieffer, Ray & Harris Tracts, 1073.65 ft. to a 1" iron pipe; thence N-89°-55'-04"-E parallel to Goodman Road, 945.19 ft. to a 1" iron pipe; thence S-0°-19'-32"-E, along the West line of the Holland Tract, 1074.43 ft. to the point of beginning containing 1,004,009.00 square feet or 23.049 acres.

Being part of the same property conveyed to Susie Acree McLeroy by Partition Deed as recorded in the Chancery Clerk's Office of DeSoto County, Mississippi, in Minute Book 16 at page 571, on November 5, 1938. By way of explanation, Susie A. McLeroy died testate, leaving said property to her five children, to wit, Lydia Robinson Riley, Irene Robinson Williams, Andrew Watt McLeroy, Franklin Nike McLeroy (deceased), and Julia McLeroy Green Brewer (deceased), Cause No. 78-723. Franklin Nike McLeroy died testate, leaving his one-fifth (1/5) interest in said property to his wife, Clara Sisk McLeroy, Cause No. 90-5-571. Clara Sisk McLeroy died testate, leaving her one-fifth (1/5) interest in said property as follows:

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"One-fourth to June McLeroy Spillers, one-fourth to Maxine McLeroy Smith, one-fourth to Betsy McLeroy Newlin and one-fourth to Maxine McLeroy Smith, as trustee, to be held in trust for the use and benefit of my beloved son and grandchildren, Robert Lee McLeroy, Christine McLeroy and Cynthia McLeroy." Julia McLeroy Green Brewer died intestate, leaving surviving her two (2) minor children, Christopher Earl Brewer and Susan Delphia Brewer. By order of the Chancery Court of Tate County, Mississippi, the said Earl Brewer was appointed General Guardian of the two (2) aforesaid minors, and permission was given by the Court for this conveyance, Cause No. P-94-10-344.

The warranty in this deed is subject to rights of way and easements for public roads and utilities, to subdivision and zoning regulations of DeSoto County, Mississippi, and to all other governmental regulations.

The warranty in this deed is further subject to two (2) encroachments upon the property by old barbed wire fences, to wit, at the northeast corner of the property along the east line, and along the north line, as shown on a survey dated September 26, 1994, by Thomas W. King, Jr., a copy of which is attached hereto as Exhibit A.

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Taxes for 1994 are to be paid by the Grantee, and possession is given with delivery of this deed.

WITNESS our signatures on the dates indicated.

Andrew W McLeroy 11-8-94
ANDREW WATT McLEROY (Date)

Irene Robinson Williams 11-8-94
IRENE ROBINSON WILLIAMS (Date)

Lydia Robinson Riley 11-8-94
LYDIA ROBINSON RILEY (Date)

Betsy McLeroy Newlin 11-8-94
BETSY McLEROY NEWLIN (Date)

June McLeroy Spillers 11-8-94
JUNE McLEROY SPILLERS (Date)

Maxine McLeroy Smith 11/8/94
MAXINE McLEROY SMITH, (Date)
Individually and as Trustee for
ROBERT LEE McLEROY, CHRISTINE
McLEROY, and CYNTHIA McLEROY

Earl Brewer 11-8-94
EARL BREWER, (Date)
Individually and as Guardian of
CHRISTOPHER EARL BREWER and SUSAN
DELPHIA BREWER

DRUE D
BIRMINGHAM, JR
ATTORNEY AT LAW
69 GOODMAN ROAD
OLIVE BRANCH,
MISSISSIPPI 38654

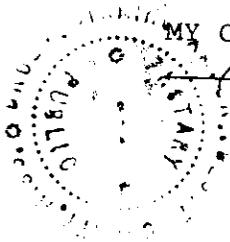
(601) 895-7670
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STATE OF Mississippi
COUNTY OF Desoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named ANDREW WATT McLEROY, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the date indicated as his free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 8th day of November, 1994.

Drue D. Birmingham
NOTARY PUBLIC



MY COMMISSION EXPIRES:
10-21-95

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 IRENE ROBINSON WILLIAMS who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the date indicated as her free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 8th day of November, 1994.

Drue D. Birmingham
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-21-95

DRUE D. BIRMINGHAM, JR.
ATTORNEY AT LAW
9369 GOODMAN ROAD
OLIVE BRANCH
MISSISSIPPI 38954

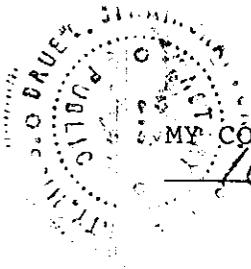
(601) 895-7673
7671

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 LYDIA ROBINSON RILEY, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the date indicated as her free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 20 day of November, 1994.

Drue D. Bruehl
NOTARY PUBLIC



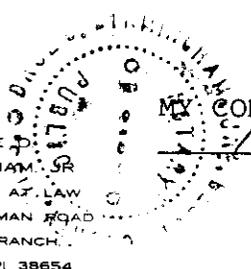
MY COMMISSION EXPIRES:
10-21-95

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 BETSY McLEROY NEWLIN, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the date indicated as her free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 20 day of November, 1994.

Drue D. Bruehl
NOTARY PUBLIC



MY COMMISSION EXPIRES:
10-21-95

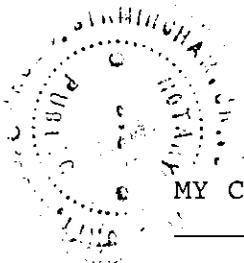
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STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JUNE McLEROY SPILLERS who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the date indicated as her free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 8th day of November, 1994.



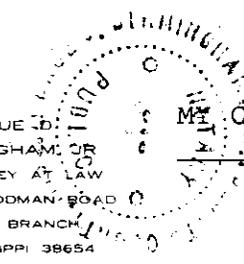
Drue D. Birmingham
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-21-95

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 MAXINE McLEROY SMITH, individually and as Trustee for Robert Lee McLeroy, Christine McLeroy and Cynthia McLeroy, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the date indicated as her free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 8th day of November, 1994.



Drue D. Birmingham
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-21-95

DRUE D.
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ATTORNEY AT LAW
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MISSISSIPPI 38654

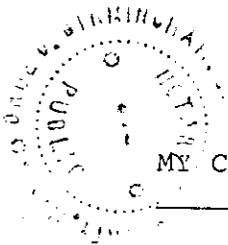
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STATE OF Mississippi
COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named EARL BREWER, individually and as Guardian of Christopher Earl Brewer and Susan Delphia Brewer, minors, being authorized to do so pursuant to Order Appointing General Guardian And Approving Real Estate Sales Contract, Cause No. P-94-10-344, Chancery Court of Tate County, Mississippi, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the date indicated as his free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 8th day of November, 1994.

Drue D. Spillers
NOTARY PUBLIC



MY COMMISSION EXPIRES:
10-21-95

ADDRESS/TELEPHONE OF GRANTORS:

Andrew Watt McLeroy: 1379 Crigger Road, Millington, TN 38053; Res. Tel. No. (901) 835-3237; Bus. Tel. No. None

Irene Robinson Williams: 7541 Highway 78, Olive Branch, MS 38654; Res. Tel. No. (601) 895-2398; Bus. Tel. No. None

Lydia Robinson Riley: 7734 New Craft Road, Olive Branch, MS 38654; Res. Tel. No. (601) 895-5773; Bus. Tel. No. None

Betsy McLeroy Newlin: 4395 Highway 59 West, Covington, TN 38019; Res. Tel. No. (901) 475-6166; Bus. Tel. No. None

June McLeroy Spillers: 2101 Highway 305, Olive Branch, MS 38654; Res. Tel. No. (601) 895-7264; Bus. Tel. No. (601) 895-2256

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Maxine McLeroy Smith: 7400 Kingcrest Road, Olive Branch,
MS 38654; Res. Tel. No. (601) 895-8268; Bus. Tel. No.
(601) 393-7443

Earl Brewer: 613 West Service Drive, Coldwater, MS 38618;
Res. Tel. No. None; Bus. Tel. No. (601) 429-1466

ADDRESS/TELEPHONE OF GRANTEE: 4180 Rebecca, Olive Branch,
MS 38654; Res. Tel. No. (601) 895-2375; Bus. Tel. No. None

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Mr. Drue D. Birmingham, Jr.
Attorney at Law
9369 Goodman Road
Olive Branch, MS 38654
(601) 895-7670
MSB #2570

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FRANK L. ACREE
W. DEED BK. 51, PGS. 495-498

FOUND 1" IRON PIPE, 0.7'E. & 0.3'N.
N-89° 55' 04"-E 245.19'
D.C.: 242.65'

FOUND 1" IRON PIPE
6.47'

JAMES S. HARRIS
W. DEED BK. 109, PG. 12

NE. COR WALL ON LINE

SE. COR WALL 0.4' WEST

FOUND 3/8" REBAR

JOHN H. RAY JR
W. DEED BK. 130, PG. 807

34'-44" W 1073.65'
S 12.97'
D.C.: 513.93'

BOOK 278 PAGE 451

SUSIE ACREE MCLEROY
MINUTE BOOK 16, PAGE 573
SHARE NO. 7
WILL BOOK 13, PAGE 291

1 000 000.0 50. FT.

19:32'E 1074.43'
D.C.: 1155.25'