

ADVANTAGE COMPANIES, INC.,
A MISSISSIPPI CORPORATION, GRANTOR APR 12 4 51 PM '95

TO

WARRANTY DEED

WILLIAM A. BROWN, ET AL

BK 284 PG 84
W.E. DAVIS CH. CLK.
W.B. [unclear]

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, ADVANTAGE COMPANIES, INC., a Mississippi corporation, hereby sells, conveys, and warrants unto the Grantee, WILLIAM A. BROWN and DAN JAMES, its one half interest in the land in DeSoto County, Mississippi, being more particularly described as follows:

The subject property lies in the northeast 1/4 of Section 18, Township 3 South, Range 7 West.

Commencing at a point on the west right of way line of McIngvale Road (80' wide), said point being the point of intersection of the north line of Section 18, Township 3 South, Range 7 West, and the said west right-of-way line of McIngvale Road, thence; along the said right-of-way line 1292.94 feet to a point on the south line of James Tipton property as recorded in Deed Book 166, page 217, in the DeSoto County Chancery Court, said point being the POINT OF BEGINNING of said parcel, thence; along the said right-of-way line South 05 degrees, 46 minutes, 07 seconds East, a distance of 225.60 feet to a point on the north line of William Pearson (223-672) property, thence; South 84 degrees, 22 minutes, 27 seconds West, a distance of 286.97 feet to a point, thence; South 05 degrees, 37 minutes, 33 seconds East, a distance of 22.24 feet to point on the north line of Helen Douglas Morris (114-483) property, thence; South 83 degrees, 52 minutes, 06 seconds West, a distance of 707.63 feet to a point on the east line of James Tipton (166-219); property, thence; North 09 degrees, 14 minutes, 21 seconds West, a distance of 336.36 feet to a point on the south line of DeSoto County Board of Education property, thence; North 84 degrees, 27 minutes, 53 seconds East, a distance of

744.87 feet to point on the west line of James Tipton property, thence; South 05 degrees, 37 minutes, 33 seconds East, a distance of 80.00 feet to a point, thence; North 84 degrees, 27 minutes, 53 seconds East, a distance of 270.24 feet to the point of beginning. Containing 6.990 acres of land.

That a copy of the survey is attached hereto as Exhibit "1". Property surveyed by Terrence G. Penney, #1967, a licensed land surveyor of the State of Mississippi on September 22, 1994.

Being the same property conveyed to Grover Walker and C. E. Worrell, Trustees for Interstate Land Investors as Parcel 1 as recorded in Warranty Deed Book No. 126, page 445, in the Chancery Court Clerk's Office of DeSoto County on the 6th day of October, 1976, and Grover L. Walker, Jr. as surviving Trustee has the authority to convey the property described herein and the signature hereto represents the consent of all the beneficiaries of said Trust to Grover Walker's authority to convey. That C. E. Worrell died on March 24, 1979, and his estate was administered in DeSoto County, Mississippi, in Chancery cause number 79-4-230, wherein Maxine Worrell (the same as Maxine Worrell Wilson Balgord), Mark Allen Worrell, Randell Worrell, and Aleese Worrell (the same as Aleese Worrell Kruse) were declared sole devisees of C. E. Worrell's interest in this property. That Grover L. Walker, Jr. is the same person as Grover Walker and Grover F. Walker, Jr. as referred to in prior documents.

Being the same property conveyed to Interstate Land Investors as Parcel 1 as recorded in Warranty Deed Book 111, Page 416, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

Being the same property conveyed to Advantage Companies, Inc., et al in Deed Book 282, Page 22, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the current year shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given this date.

EXECUTED this the 12 day of April, 1995.

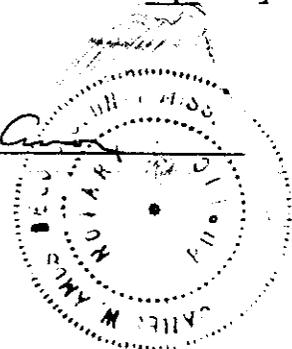
ADVANTAGE COMPANIES, INC.

BY: 
WILLIAM A. BROWN, Pres.

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named WILLIAM A. BROWN who acknowledged being President of ADVANTAGE COMPANIES, INC., a Mississippi corporation, and for and on behalf of the said corporation and as its act and deed signing, sealing and delivering the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal this the 12th day of April, 1995.

James W. Cannon
Notary Public



My Commission Expires:
5/16/95

GRANTOR'S ADDRESS: PO Box 276 Hernando MS 38632
Home #: (601) 429-5277 Bus #: (601) 429-5277

GRANTEE'S ADDRESS: same
Home #: (601) 429-5277 Bus #: (601) 429-5277

Prepared by:
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