

Roy Cooper and wife, Betty Sue Cooper  
GRANTORS

WARRANTY

TO

DEED

James Michael Grist and wife, Denise Grist  
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Roy Cooper and wife, Betty Sue Cooper, do hereby sell, convey, and warrant unto James Michael Grist and wife, Denise Grist, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Commencing at a point commonly accepted as the Northwest corner of said quarter section of Section 24, Township 2 South, Range 9 West, DeSoto County, Mississippi; thence run South 89° 44' 11" East a distance of 681.89 feet to a point on the centerline of Star Landing Road; thence run South 00° 28' 55" East a distance of 30 feet to a half-inch iron pin on the South right-of-way line of said road; thence run South 89° 39' 23" East a distance of 340.61 feet along said South right-of-way line to a half-inch iron pin, said point being the Point of beginning; thence continue South 89° 39' 23" East a distance of 165.00 feet along said South right-of-way line to a half-inch iron pin; thence run South 02° 05' 08" West a distance of 793.54 feet to a half-inch iron pin; thence run North 89° 39' 23" West a distance of 165.00 feet to a half-inch pin; thence run North 02° 03' 08" East a distance of 793.54 feet to the point of beginning and containing 3.00 acres. Bearings are based on true North.

Indexing Instructions:

The Northwest quarter of the Northwest quarter of Section 24, Township 2 South, Range 9 West, DeSoto County, Mississippi.

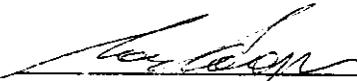
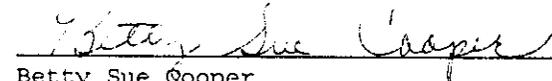
By way of explanation, Minnie Mae Cooper passed away March 2, 1994, and Ellis E. Cooper passed away September 9, 1977.

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

It is understood and agreed that the taxes for the year 1995 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURES, this the 28th day of April, 1995.

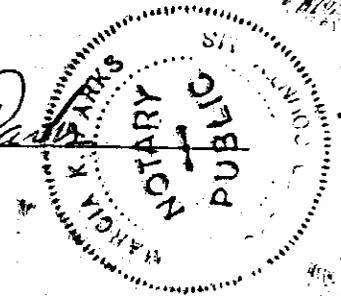
  
\_\_\_\_\_  
Roy Cooper  
  
\_\_\_\_\_  
Betty Sue Cooper

STATE OF MISSISSIPPI CO. MK  
MAY 2 9 45 AM '95  
BK 284 PG 721  
V.E.T.  
BY: m. d. c. for D.C.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 28th day of April, 1995, within my jurisdiction, the within named Roy Cooper and wife, Betty Sue Cooper, who acknowledged that they executed the above foregoing instrument.

*Margie K. Parks*  
Notary Public



My Commission Expires:

4/4/98

GRANTOR'S ADDRESS:  
9110 Valley Grove  
Southaven, MS 38671  
Work Phone #: 901/680-0081  
Home Phone #: 601/393-7209

GRANTEE'S ADDRESS:  
6883 Starlanding  
Lake Cormorant, MS 38641  
Work Phone #: 901/775-5007  
Home Phone #: 601/781-0108

THIS INSTRUMENT PREPARED BY:  
Eric Sappenfield  
97 Stateline Road East, Suite A  
Southaven, Mississippi 38671  
601/342-2170

FILE NUMBER: 4596R0