

Including instructions:
Part of the SE 1/4 of SW 1/4
§ 13, Township 1, Range 8 West,
DeSoto County, MS.

BOOK 290 PAGE 694

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **Thomas J. McKeown, Ronald P. McKeown and Frank J. McPeake**, Grantors, do hereby, sell, convey, and warranty specially unto **John P. Waddell and wife, Nancy S. Waddell**, as joint tenants with full rights of survivorship, and not as tenants in common, as Grantee, the following described land and property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Part of Section 13, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as beginning at a concrete monument in the north right of way line of Stateline Road at its intersection with the east right of way line of Interstate Highway I-55, in the south half of Section 13, Township 1 South, Range 8 West (which point is 70 feet north of the center line of Stateline Road); thence in a northwesterly direction following a fence line along the west Highway right of way 116.7 feet to a concrete monument (which point is 285 feet east of the center line of Interstate 55); thence with an interior angle of 156° 06' in a northwesterly direction following the fence on the east side of said interstate highway right of way a distance of 270.3 feet to an iron pin at the intersection of the east line of the interstate highway and the west line of Huggins Road (50 feet from centerline); thence with an interior angle of 20° 38' in a south easterly direction with the west right of way line of Huggins Road parallel with and 50 feet westerly of the centerline of said road a distance 381.8 feet to an iron pin; thence with an interior angle of 172° 56' 30" parallel with and 50 feet from the center line of Huggins Road a distance of 44.9 feet to an iron pin in the north line of Stateline Road 177.4 feet north of the centerline of said road; thence with the north line of Stateline Road and with an interior angle of 62° 40' 30" in a westerly director 101.0 feet to the point of beginning, containing 25,400 square feet, more or less.

There is excepted from the warranty hereof the prior reservation and/or sales of any oil, gas and other minerals situated in, on and under subject lands.

Taxes for the current year shall be prorated on an estimated basis, effective the date of this instrument, and the parties hereto agree that when such actual taxes have been determined they shall adjust the proration accordingly.

This conveyance and the special warranty thereof is subject to any and all public utility easements, servitudes and rights of way and restrictive covenants which might affect subject property.

STATE MS. - DESOTO CO.

SEP 21 3 22 PM '95

BK 290 PG 694
W.E. DAVIS CH. CLK.

By *M. Taylor D.C.*

WITNESS MY SIGNATURE, this 16th day of September, 1995.

Ronald P. McKeown
Thomas J. McKeown by Ronald P. McKeown,
his Attorney in Fact under Power of Attorney
recorded in Book 69 at page 671, DeSoto
County, Mississippi

Ronald P. McKeown
Ronald P. McKeown

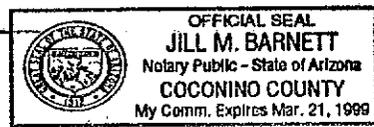
Ronald P. McKeown
Frank J. McPeake by Ronald P. McKeown,
his Attorney in Fact under Power of Attorney
recorded in Book 69 at page 673, DeSoto
County, Mississippi

STATE OF Arizona
COUNTY OF Cocconino

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of September, 1995, within my jurisdiction, the within named Ronald P. McKeown who acknowledged that he is attorney in fact for Thomas J. McKeown and Frank J. McPeake and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Jill M. Barnett
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-21-99

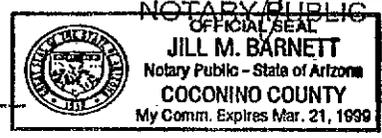


STATE OF Arizona
COUNTY OF Cocconino

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 16th day of September, 1995, within my jurisdiction, the within named Ronald P. McKeown who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Jill M. Barnett
NOTARY PUBLIC

My Commission Expires:
3-21-99



Grantor's Name, Address and Phone
THOMAS MCKEOWN
RONALD MCKEOWN FRANK McPEAKE
540 NEW HAVEN AVE., CT
(203) 492-4601
BS # N/A

Grantee's Name, Address and Phone
JOHN P. Waddell & Nancy S. Waddell
clo: 6389 Quail Hollow St, 202
Memphis, TN 38120
(901) 767-6200
BS # N/A

THIS INSTRUMENT PREPARED BY:

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Indexing instructions:

S13, T1S, R8W, DeSoto County, MS