

STATE OF MISSISSIPPI - DE SOTO CO.

LONNIE C. UMBERGER, JR.
AND WIFE, ANGIE UMBERGER
GRANTOR(S)

Oct 18 10 59 AM '95

TO

WARRANTY DEED

CHAMBLISS BUILDERS, INC.
A MISSISSIPPI CORPORATION
AND LONNIE C. UMBERGER, JR.
AND WIFE, ANGIE UMBERGER
GRANTEE(S)

BK 291 PG 751
W.E. DAVIS CH. CLK.
By: P. [Signature]

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, LONNIE C. UMBERGER, JR. and wife, ANGIE UMBERGER, do hereby sell, convey and warrant unto CHAMBLISS BUILDERS, INC., A MISSISSIPPI CORPORATION, AND LONNIE C. UMBERGER, JR. and wife, ANGIE UMBERGER, 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:

PARCEL I

19.97 acres in the Northeast Quarter of Section 16, Township 2 South, Range 8 West, DeSoto County, Mississippi, more particularly described as follows:

Commencing at a point on the center line of Tulane Road a distance of 918.32 feet South of a point commonly accepted as the Northeast corner of said Quarter Section; thence run South 88 degrees, 48 minutes and 42 seconds West a distance of 1144.85 feet to and along a barb-wire fence to the Point of Beginning; thence run South 00 degrees, 18 minutes and 14 seconds West a distance of 989.00 feet to a point on the North line of HICKORY HOLLOW SUBDIVISION thence run North 89 degrees, 55 minutes and 26 seconds West a distance of 295.48 feet along said Subdivision North line to the Southeast corner of the BILLY C. RAY property; thence run North 45 degrees, 29 minutes and 53 seconds West a distance of 165.40 feet along the East line of said Ray property to a point; thence run North 00 degrees, 28 minutes, and 04 seconds West a distance of 390.97 feet along said Ray East line to the Northeast corner of said Ray property; thence run South 88 degrees, 43 minutes and 48 seconds West a distance of 980.06 feet along the North line of said Ray property to the Northwest corner of said Ray property; thence run North 00 degrees, 13 minutes and 04 seconds West a distance of 474.83 feet along a barb-wire fence to a fence corner; thence run North 88 degrees, 48 minutes and 42 seconds East a distance of 1403.56 feet along a Barb-wire fence to the Point of Beginning and containing 19.97 acres, more or less.

LESS AND EXCEPT:

Commencing at a point on the centerline of Tulane Road commonly accepted as the Northeast corner of the Northeast Quarter of Section 16, Township 2 South, Range 8 West, DeSoto County, Mississippi, thence run South 00 degrees 18 minutes, 14 seconds West a distance of 918.32 feet to a point on said centerline of Tulane Road; thence run South 88 degrees, 48 minutes, 42 seconds West a distance of 1144.88 feet along the South line of the Marshall Tate property to the Northwest corner of the LOYD SHOLAR property, said point being the Point of Beginning; thence run South 00 degrees, 17 minutes, 20 seconds West a distance of 989.50 feet along the West line of said Sholar property to the Southwest corner of said Sholar property; said point being on the North line of HICKORY HOLLOW SUBDIVISION; thence run North 89

degrees, 55 minutes, 26 seconds West a distance of 412.51 feet along said Subdivision North line to the Southeast corner of the AMMAR M. AMMAR property; thence run North 00 degrees, 28 minutes, 04 seconds West a distance of 588.55 feet along the East line of said AMMAR property to a half-inch steel bar; thence run South 88 degrees, 43 minutes, 48 seconds West a distance of 58.75 feet to a half-inch steel bar; thence run North 00 degrees, 28 minutes, 04 seconds West a distance of 391.68 feet to a point on said Tate South line; thence run North 88 degrees, 48 minutes, 42 seconds East a distance of 484.34 feet along said Tate South line to the point of Beginning and containing 10.00 acres. Bearings are based on true North as determined by solar observation.

ALSO BEING CONVEYED:

PARCEL II

A 30 foot wide easement for ingress and egress adjoining and lying East of the West line of the above described 10 acre tract beginning at the Southwest corner of said tract in the North line of HICKORY HOLLOW SUBDIVISION, and extending North a distance of 557.00 feet. Said Easement being reserved in Warranty Deed recorded in Book 208, Page 454, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

INDEXING INSTRUCTIONS:

S/W 1/4 AND S/E 1/4 OF THE N/E 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

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 the 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 deed.

WITNESS OUR SIGNATURES this the 13th day of October, 1995.

Lonnie C. Umberger, Jr.

 LONNIE C. UMBERGER, JR.

Angie Umberger

 ANGIE UMBERGER

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for said county and state, on this the 13th day of October, 1995, within my jurisdiction the within named, LONNIE C. UMBERGER, JR. AND ANGIE UMBERGER, who acknowledged that they executed the above and foregoing instrument.

Notary Public

 NOTARY PUBLIC

My Commission Expires:
5-5-99

Grantor's Address: 10206 Hyman, Olive Branch, MS 38654
Work Phone #: N/A Home Phone #: 601-759-1430
Grantee's Address: P. O. Box 185, Southaven, MS 38671
Work Phone #: 601-393-7815 Home Phone #: 601-393-7815

This instrument prepared by Eric L. Sappenfield,
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