

FIDELITY PROPERTIES, INC.,  
A TENNESSEE CORPORATION

STATE MS.-DESOTO CO.  
FILED

BOOK 296 PAGE 779

MAR 5 2 35 PM '96

TO:

WARRANTY DEED

PHILLIP M. LEACH

BK 296 PG 779  
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIDELITY PROPERTIES, INC., a Tennessee corporation, does hereby sell, convey and warrant unto PHILLIP M. LEACH, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi described as follows, to-wit:

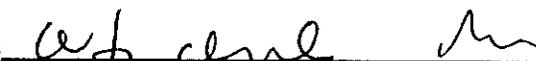
Lot 2, Oak Ridge Subdivision, situated in Sections 34 and 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as per Plat recorded in Plat Book 50, Page 14, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and restrictive covenants and easements of record in Oak Ridge Subdivision.

It is agreed and understood that taxes for the year 1996 have been prorated as of the date of this instrument and shall be paid by Grantee when and as due and possession is given upon delivery of this Deed.

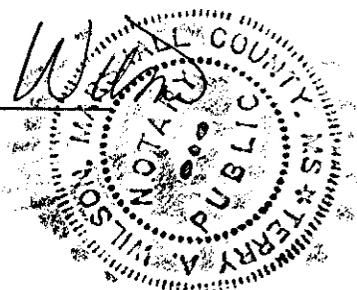
WITNESS THE SIGNATURE OF THE AUTHORIZED OFFICER, this 28th day of February, 1996.

FIDELITY PROPERTIES, INC.

BY:   
W. TERRY EDWARDS, PRESIDENT

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 28th day of February, 1996, within my jurisdiction, the within named W. TERRY EDWARDS, who acknowledged that he is the President of FIDELITY PROPERTIES, INC., a Tennessee corporation, and who further acknowledged that he executed the above and foregoing instrument.

*Terry A. Woods*  
NOTARY PUBLIC  


MY COMMISSION EXPIRES: Oct. 1, 1998

Grantor's Address:  
6510 Stage Rd.  
Bartlett, NT 38134  
Phone No.: 901-388-9176

Grantee's Address:  
6020 Oakridge Drive  
Olive Branch, MS 38654  
Home Phone No.: 901 795-5754  
Work Phone No: 901 762-9722

Prepared by and return to: James E. Woods, P.O. Box 456  
Olive Branch, MS 38654 (896-2996)