

APR 16 1 57 PM '96

SPECIAL WARRANTY DEED

BK 299 PG 133
W.E. DAVIS CH. CLK.

This deed of conveyance this day made by the undersigned, Evelyn Cohea Koehler, hereinafter referred to as the GRANTOR, and George Pace Perry, Sr. and Duke H. Perry, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, the GRANTOR does hereby and by these presents sell, convey, and warrant specially unto the GRANTEES, all of her undivided interest in the hereinafter described real property located in DeSoto County, Mississippi, together with all improvements thereon and being described as follows, to-wit:

A 0.5 acre tract in the northwest quarter of Section 24, Township 2 South, Range 10 West, DeSoto County, Mississippi, more particularly described as follows:
Beginning at the northeast corner of the northwest quarter of Section 24, Township 2 South, Range 10 West; thence South 00 degrees 10 minutes 31 seconds East a distance of 210 feet; thence South 89 degrees 58 minutes 31 seconds West a distance of 105 feet; thence North 00 degrees 10 minutes 31 seconds West a distance of 210 feet; thence North 89 degrees 58 minutes 31 seconds East a distance of 105 feet to the point of beginning and containing 0.51 acres. All bearings are referenced to true north and as shown by the survey of Daniel L. Murphy, Engineer and Land Surveyor dated July 26, 1993, a copy being attached hereto and incorporated hereby by reference and being the identical property conveyed to Lake Cormorant Gin, Inc. by general warranty deed dated April 30, 1993, and filed for record and recorded in Deed Book 257, Page 759, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and to which deed reference is hereby made. The aforescribed property

is the identical property described as Tract I in that certain Warranty Deed from T. Layton Sanders and wife, Sarah Perkins Sanders to James Herman Koehler and wife, Evelyn Cohea Koehler dated July 30, 1969 and duly recorded in Deed Book 79, Page 536 of the land records of DeSoto County, Mississippi located in the Office of the Chancery Clerk of said County and State.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show.

Taxes and assessments against said property for the year 1995 shall be paid by the GRANTEES and taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

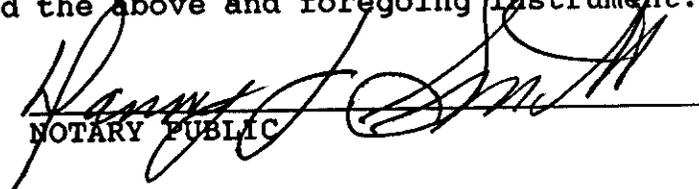
Possession shall be given upon delivery of this deed.

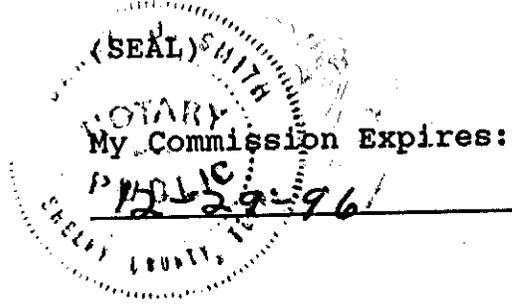
Witness the signature of the GRANTOR on this the 9TH day of April, 1996.


EVELYN COHEA KOEHLER

STATE OF ~~TENNESSEE~~ **TENNESSEE**
COUNTY OF ~~SMITH~~ **shelby**

Personally appeared before me, the undersigned authority in and for said county and state, on this the 9th day of April, 1996, within my jurisdiction, the within named Evelyn Cohea Koehler, who acknowledged that she executed the above and foregoing instrument.


NOTARY PUBLIC



GRANTOR'S ADDRESS:
12231 Star Landing Road West
Lake Cormorant, MS 38641
(H) 601-781-0657
(W) None

GRANTEES' ADDRESS:
Rt. 2, Box 191
Tunica, MS 38676
(W) 601-363-2272
(H) 601-363-2228

Prepared by:
Law Offices of A. Cinclair May
2565 Caffey Street, Suite 100
Hernando, MS 38632
601-429-5038

No title certificate rendered by preparer of deed.

Indexing Instructions: Record in the Northwest Quarter of Section 24, Township 2 South, Range 10 West

9649.1177