

JUN 13 2 19 PM '96

EARL L. WATKINS, JR. and wife, ADELL WATKINS,  
 RONNIE L. WATKINS, PATSY W. BALDWIN,  
 DORIS WATKINS GRAY and LISA W. JONES  
 TO:

BK 302 PG 273  
 W.E. DAVIS CH. CLK.  
WARRANTY DEED

EARL M. WARREN

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, We, EARL L. WATKINS, JR. and wife, ADELL WATKINS, RONNIE L. WATKINS, PATSY W. BALDWIN, DORIS WATKINS GRAY and LISA W. JONES, do hereby sell, convey and warrant unto EARL M. WARREN, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

One (1) acre situated in the Northeast Quarter of the Southwest Quarter of Section 15, Township 2 South, Range 6 West, DeSoto County, Mississippi, more particularly described as: Commencing at the intersection of the South line of said Section 15 and the East right of way of State Highway No. 305; thence North along said right of way line 1,472.82 feet to the centerline of Dunn Lane; thence East along Dunn Lane 1,661.18 feet to a point, for the point of beginning, and which point is the Northeast Quarter of a 1.0 acre tract already owned by the said Earl Watkins, Jr.; thence East along Dunn Lane 209 feet to a point; thence South 02 degrees 35 minutes East 209 feet to an iron pin; thence West 209 feet to an iron pin; thence North 02 degrees 35 minutes West 209 feet to the point of beginning.

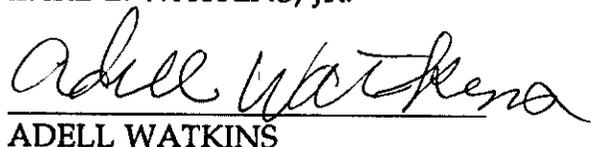
The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of ways for public roads and public utilities.

Adell Watkins joins in this conveyance for the purpose of conveying any and all marital rights which she may have in said property.

It is agreed and understood that taxes for the year 1996 shall be paid by the Grantors and possession is given upon delivery of this Deed.

WITNESS OUR SIGNATURES, this 7th day of June, 1996.

  
 EARL L. WATKINS, JR.

  
 ADELL WATKINS

RONNIE L. WATKINS  
RONNIE L. WATKINS

PATSY W. BALDWIN  
PATSY W. BALDWIN

DORIS WATKINS GRAY  
DORIS WATKINS GRAY

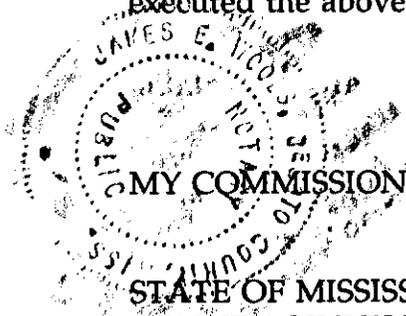
LISA W. JONES  
LISA W. JONES

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 7th day of June, 1996, within my jurisdiction, the within named EARL L. WATKINS, JR. and wife, ADELL WATKINS, who acknowledged that they executed the above and foregoing instrument.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-99

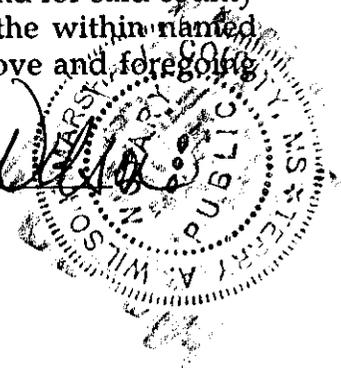


STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 7th day of June, 1996, within my jurisdiction, the within named RONNIE L. WATKINS, who acknowledged that he executed the above and foregoing instrument.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-1-98

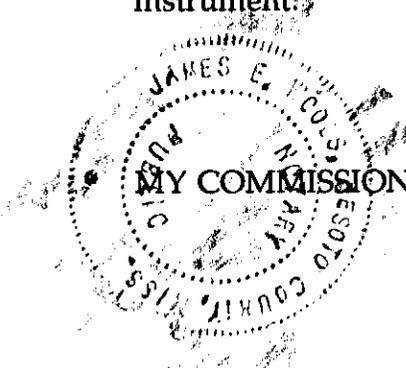


STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 7th day of June, 1996, within my jurisdiction, the within named PATSY W. BALDWIN, who acknowledged that she executed the above and foregoing instrument.

[Signature]  
NOTARY PUBLIC

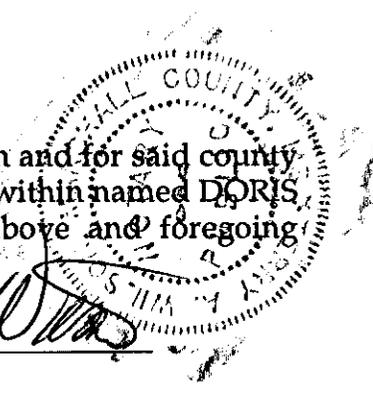
MY COMMISSION EXPIRES: 7-19-99



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 7th day of June, 1996, within my jurisdiction, the within named DORIS WATKINS GRAY, who acknowledged that she executed the above and foregoing instrument.

*Jerry A. Wilton*  
NOTARY PUBLIC

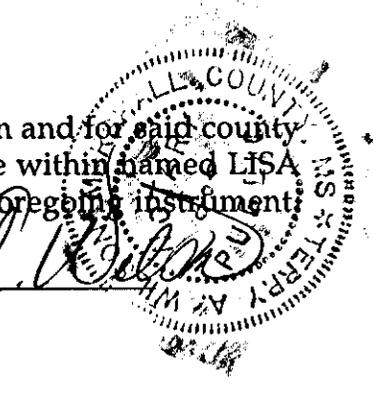


MY COMMISSION EXPIRES: Oct. 1, 1998

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 7th day of June, 1996, within my jurisdiction, the within named LISA W. JONES, who acknowledged that she executed the above and foregoing instrument.

*Jerry A. Wilton*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: Oct. 1, 1998

Grantors' Address:  
9277 Dunn Lane  
Olive Branch, MS 38654  
Home Phone No: 895 4568  
Work Phone No: None

Grantees' Address:  
10630 College Rd.  
Olive Branch, MS 38654  
Home Phone No.: 895 3766  
Work Phone No.: None

Prepared by and return to: James E. Woods, Woods and Snyder  
P.O. Box 456, Olive Branch, MS 38654  
(895-2996)