

WARRANTY DEED

BOOK **304** PAGE **444**
STATE MS. DESOTO CO.
FILED

GRANTOR: CONRAD L. KREUNEN

JUL 31 12 27 PM '96

GRANTEE: KIM H. KREUNEN
and wife,
TERESA KREUNEN

BK 304 PG 444
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, I, **CONRAD L. KREUNEN**, do hereby sell, convey and warrant unto **KIM H. KREUNEN and wife, TERESA KREUNEN**, as joint tenants with the right of survivorship, and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

A legal description of a 264.86 acre (11,537,468 square feet), more or less, tract of land being located in the northeast, northwest, southeast, and southwest quarter of the northeast quarter, the northeast and the southeast quarter of the northwest quarter, the northeast quarter of the southwest quarter, and the northwest, northeast and the southeast quarter of the southeast quarter of Section 17, Township 2 South, Range 7 west, Desoto County, Mississippi being located on the north side of Starlanding Road, west of Getwell Road and being more particularly described as follows:

Beginning at a 1/2" rebar found at the northeast corner of the northeast quarter of Section 17; thence south 00 degrees 01 minutes 15 seconds east along the east line of Section 17 for a distance of 5286.60 feet to a 1/2" rebar set at the southeast corner of said section 17; thence north 89 degrees 39 minutes 23 seconds west along the south line of said Section 17 for a distance of 159.67 feet to a 1/2" rebar set on the north right of way line of Starlanding Road (40' from centerline); thence north 86 degrees 17 minutes 08 seconds west along said north line for a distance of 95.64 feet to a 1/2" rebar set; thence north 89 degrees 41 minutes 37 seconds west along said north line for a distance of 344.59 feet to a 1/2" rebar set at the southeast corner of tract 7 of the Richardson Tract as shown and described in Book 47 Page 590; thence along the east line of said tract north 00 degrees 11 minutes 02 seconds east for a distance of 1891.61 feet to a PK nail set in the top of the fence corner post found at the northeast corner of said tract; thence along the north line of said tract north 89 degrees 35 minutes 16 seconds west for a distance of 245.09 feet to a 1/2" rebar found; thence along the north lines of tracts 6, 5, and 4 of said Richardson tract north 89 degrees 47 minutes 55 seconds west for a distance of 841.59 feet to a 1/2" rebar found at the northwest corner of said tract 4; thence south 00 degrees 47 minutes 17 seconds east along the west line of tract 4 for a distance of 324.90 feet to an iron bar found; thence go the go the following five calls along a north line of Stargate Subdivision; north 89 degrees 51 minutes 53 seconds west 263.64 to a 1/2" rebar set, North 89 degrees 55 minutes 21 seconds west 263.39 feet to a 1/2" rebar set, south 89 degrees 54 minutes 01 seconds west 262.99 feet to a 1/2"; rebar set, south 89 degrees 56 minutes 11 seconds west 223.64 feet to a 1/2" rebar set, north 89 degrees 16 minutes 06 seconds west 249.22 feet to a 1/2" rebar found; thence along a east line of Stargate Subdivision the following seven calls; north 00 degrees 10 minutes 04 seconds east 501.81 feet to a fence rail found, north 00 degrees 30 minutes 39 seconds east 50.19 feet to a fence rail found, north 00 degrees 37 minutes 11 seconds west 275.36 feet to a fence rail found, north 00 degrees 38 minutes 47 seconds west 283.96 feet to a fence rail found, north 00 degrees 06 minutes 51 seconds west 274.72 feet to a fence rail found, north 00 degrees 13 minutes 25 seconds east 280.34 feet to a fence rail found, north 00 degrees 56 minutes 03 seconds west 295.57 feet to a PK nail set in the top of the fence corner post found at a southeast corner of the McCuan tract (BK 229 PG 159); thence north 00 degrees 03 minutes 20 seconds east along a east line of said tract for a distance of 343.19 feet to a PK nail set in the top of the fence corner post found at the southeast corner of the Brown tract; thence north 00 degrees 26 minutes 50 seconds west for a distance of 1418.49 feet to a PK nail set on top fence corner post on the north line of Section 17; thence south 89 degrees 51 minutes

40 seconds east for a distance of 298.74 feet to a 3/4" pinched top pipe found at the northwest corner of the northeast quarter of Section 17 and at the southwest corner of the Johnson Tract; thence south 89 degrees 40 minutes 45 seconds east along the south line of the Johnson tract for a distance of 994.19 feet to a 3/4" pinched top pipe found at the southwest corner of the hill tract; thence south 89 degrees 29 minutes 57 seconds east for a distance of 1663.18 feet to the true point of beginning and containing 264.86 acres (11,537,468 squared feet) more or less, of land being subject to all codes, regulations and restrictions, rights of ways and easements of record.

The Warranty in this Deed is subject to rights of ways and easements for public roads and utilities, a right of way to Mississippi Power and Light Company of record in Book 100, Page 147; Road Right of Way of record in Book 180, Page 91; and Easement of record in Book 209, Page 256, all of record in the Chancery Clerk's Office of DeSoto County, Mississippi.

Grantor hereby certifies that this is not a part of his homestead.

It is agreed and understood that possession is given upon delivery of this Deed.

WITNESS THE SIGNATURE of the Grantor, this 25th day of July, 1996.

Conrad L. Kreunen

 CONRAD L. KREUNEN

STATE OF TENNESSEE
 COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **CONRAD L. KREUNEN**, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office, this the 25th day of July, 1996.

Norma Jean Sancedo

 Notary Public



My Commission Expires:

My Commission Expires May 19, 1997

Grantor's Address:

Conrad L. Kreunen
 8800 Hunters Run Drive
 Olive Branch, MS 38654
 601/895-2389 (Hm.)
 601/532-8050 (Bus.)

Grantee's Address:

Kim H. Kreunen
 P. O. Box 38
 Olive Branch, MS 38654
 601/895-4631 (Hm.)
 601/521-8036 (Bus.)

PREPARED BY AND RETURN TO:

O. DOUGLAS SHIPMAN
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