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WARRANTY DEED

BK 305 PG 482
W.E. DAVIS CH. CLK.

This deed of conveyance this day made by the undersigned, W. F. McLEMORE and wife, COLLEEN H. McLEMORE, hereinafter referred to as the GRANTORS, and LEE STALLINGS and EDDIE O'BANNON, 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 GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, and the execution and delivery by the GRANTEES to the GRANTORS of a purchase money promissory note in the sum of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) and a purchase money deed of trust securing the same, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEES, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

TRACT 1:

That certain lot containing about one-half of an acre in the SE corner of the SE quarter of Section 9, Township 3, Range 9 West, described as beginning at a point on the North side of the Commerce Road, which said point is 140 feet West of the point of intersection of the North line of the Commerce Road with the West line of the Eudora Road, and which said starting point is also the SW corner of that certain lot sold by Mrs. Susan Harrel to S. B. Dean & Co. by General Warranty Deed of September 23, 1910, and of record in Book No. 16 Page 226 of the Deed Records of said county, thence North with the West line of the said S. B. Dean & Co. lot 312 1/2 feet to the NW

corner thereof thence West and parallel with the North line of said Commerce Road 70 feet, thence South and parallel with the West line of said S. B. Dean & Co. lot 312 1/2 feet to the North line of said Commerce Road, thence East with the North line of said Commerce Road 70 feet to the beginning.

TRACT 2:

Beginning at a point at or near the SE corner of the SE quarter of Section 9, Township 3, Range 9, in the Village of Eudora, Desoto County, Mississippi, where the North line of the Commerce Road (Now Mississippi State Highway No. 304) intersects the West line of the Eudora Road (Now Mississippi State Highway No. 301); thence North with the West line of Eudora Road (Now Mississippi State Highway No. 301) 312 1/2 feet to a stake; thence West parallel to the Commerce Road (Now Mississippi State Highway No. 304) 140 feet to a stake; thence South parallel to the Eudora Road (Now Mississippi State Highway No. 301) 252 1/2 feet to a stake in the North line of the Angus Dee lot; thence East along the North line of the Dee lot 40 feet to a stake, which said point is the NE corner of the Dee lot; thence south along East line of the Dee lot 60 feet to a stake, which said point is the SE corner of the Dee lot; thence East 100 feet to the point of beginning and being the same parcel of land conveyed to S. B. Dean and T. J. Dean, dba S. B. Dean and Company by Susan Harrel by Deed of Date September 23, 1910, and of record in Book 16, Page 226, LESS AND EXCEPT that portion of same sold to Gilly Wallace by S. B. Dean and Company by Deed dated November 15, 1915, and of record in Book 18 at Page 347 of the Land Deed Records of Desoto County, Mississippi.

TRACT 3:

A small parcel of land situated in the SE quarter of Section 9, Township 3, Range 9 West and described by metes and bounds as follows, to wit: Beginning at a point on the North line of Old Commerce Road (Now Mississippi State Highway No. 304) that is approximately 100 feet West of the East line of said Section 9, (and which beginning point is the extreme SW corner of the Lot conveyed to said Church Deacons and Trustees by Rebekah E. Dean and others by deed of record in Book 43, Page 32 of the Deed Records of said County, to which reference is now made) thence North a distance of 60 feet to a point; thence West a distance of 40 feet to a point; thence South a distance of 60 feet to the North line of said

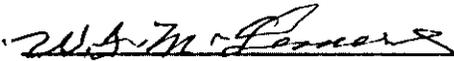
Highway 304; thence East a distance of 40 feet to the point of beginning, BUT LESS AND EXCEPT THEREFROM a strip of land off of the South side thereof which was conveyed by said Mr. and Mrs. Dee to the Mississippi State Highway Department by Deed dated October 28, 1958, and of record in Book 46, Page 16 of the Deed Records of said County, to which reference is here made for description of said excepted lands.

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; to that certain conveyance to the State Highway Commission of Mississippi dated October 28, 1958, executed by Angus Dee, Sr. and Angus M. Dee, duly recorded in Right of Way Deed Record 46, Page 16, in the office of the Chancery Clerk of DeSoto County, Mississippi, and to that certain right of way granted by Warranty Deed executed by Erwin Brown, Pastor, and others to State Highway Commission of Mississippi, which deed is dated October 22, 1958, and duly recorded in Right of Way Deed Record 46, Page 20, in the office of the Chancery Clerk of Desoto County, Mississippi.

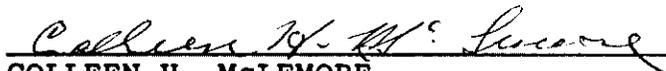
Taxes and assessments against said property for the year 1996 and all subsequent years are hereby excepted from the foregoing

covenant of warranty.

Witness the signature of the GRANTORS on this the 23rd day of August, 1996.



W. F. McLEMORE

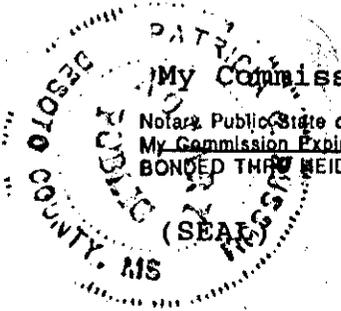


COLLEEN H. McLEMORE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 23rd day of August, 1996, within my jurisdiction, the within named W. F. McLemore and Colleen McLemore, who acknowledged that they executed the above and foregoing instrument.

Patricia D. Bussan
NOTARY PUBLIC



My Commission Expires:

Notary Public, State of Mississippi At Large
My Commission Expires: January 16, 1999
BONDED THROUGH HEIDEN-MARCHETTI, INC.

GRANTORS' ADDRESS:
6244 Highway 301
Walls, MS 38680
Home Tel. No.: 601-781-2404
Work Tel. No.: None

GRANTEES' ADDRESS:
10205 Cub Lake Road
Hernando, MS 38632
Home Tel. No.: 601-429-3105
Work Tel. No.: 601-429-3633

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

Indexing Instructions: Index in SE1/4 Sec. 9, T3, R9W

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