

William J. Babb, Jr. and
Billy F. Babb

to

WinCor, Inc., a
Delaware Corporation

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4th day of January, 1996, by and between WILLIAM J. BABB, JR. and BILLY F. BABB, party of the first part, and WINCOR, INC., a Delaware corporation, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and warrant unto the said party of the second part all of their interest in the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 4, Second Revision, DeSoto Park Place, in Section 13, Township 1 South, Range 8 West, City of Southaven, County of DeSoto, State of Mississippi, as shown by plat thereof recorded in Plat Book 30, Page 21, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

STATE MS. - DE SOTO CO.
FILED

Oct 16 2 06 PM '96

LESS AND EXCEPT:

BK 307 PG 604
W.E. DAVIS CH. CLK.

2.95 (more or less) acre tract of land located in the southeast quarter of the southeast quarter of Section 13, Township 1 South, Range 8 West, and further described as follows:

Commencing at the intersection of Airways Boulevard and Stateline Road, being the southeast corner of Section 13, Township 1 South, Range 8 West; thence south 89 degrees 49 minutes 28 seconds west a distance of 584.05 feet along the centerline of Stateline Road; thence north 03 degrees 44 minutes 00 seconds west a distance of 53.69 feet to a 1" pipe found on the north right of way of said road (106' wide) being the point of beginning; thence south 89 degrees 44 minutes 47 seconds west along said right of way a distance of 39.48 feet to a 1" pinch top pipe found being the southeast corner of La Petite; thence north 01 degrees 31 minutes 33 seconds west along said lot line a distance of 271.57 feet to a 1" pinch top pipe found being the northeast corner of said lot; thence south 89 degrees 58 minutes 16 seconds west along the north line of said La Petite lot a distance of 119.83 feet to a 3/4" pipe set being the northwest corner of La Petite lot and the northeast corner of Pizza Hut lot; thence south 89 degrees 40 minutes 30 seconds west along the north line of Pizza Hut a distance of 126.18 feet to the east line of Ann Drive (60' wide) to a 3/4" pipe set; thence south 89 degrees 40 minutes 30 seconds west a distance of 60.00 feet to the west line of Ann Drive to a 3/4" pipe set; thence north 09 degrees 32 minutes 44 seconds east a distance of 22.90 feet to a 3/4" pipe set; thence north 00 degrees 02 minutes 56 seconds west a distance of 352.52 feet to a 3/4" pipe set; thence north 89 degrees 43 minutes 41 seconds east a distance of 290.51 feet to a 2" pipe found; thence south 02 degrees 42 minutes 38 seconds east a distance of 25.91 feet to a 3/4" pipe set; thence north 86 degrees 51 minutes 12 seconds east a distance of 16.95 feet to a 1" pipe found; thence south 03 degrees 44 minutes 00 seconds east a distance of 623.03 feet to the point of beginning, containing 2.95, more or less, acres (128,604 more or less square feet) of land.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, rights of way and easements of record. The party of the second part, by acceptance of this conveyance, assumes and agrees to pay all ad valorem taxes for the year 1996.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise

appertaining unto the said party of the second part, its successors and assigns, in fee simple forever.

THE CONSIDERATION for this conveyance is the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged.

WITNESS the signature of the party of the first part the day and year first above written.

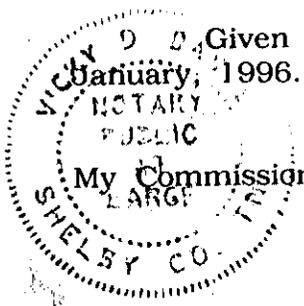
William J. Babb Jr.
WILLIAM J. BABB, JR.

Billy F. Babb
BILLY F. BABB

STATE OF TENNESSEE, COUNTY OF SHELBY

This day personally appeared before me, the undersigned Notary Public in and for said County and State, the within named WILLIAM J. BABB, JR., who acknowledged that he signed and delivered the above and foregoing Warranty Deed as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 4th day of January, 1996.



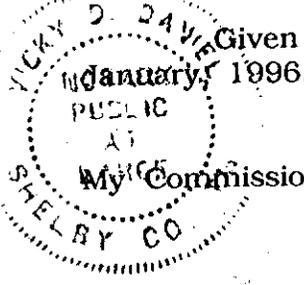
Vicky D. Daniel
Notary Public

My Commission Expires: April 18, 1998

STATE OF TENNESSEE, COUNTY OF SHELBY

This day personally appeared before me, the undersigned Notary Public in and for said County and State, the within named BILLY F. BABB, who acknowledged that he signed and delivered the above and foregoing Warranty Deed as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 4th day of January, 1996.



Vicky D. Daniel
Notary Public

My Commission Expires: April 18, 1998

Grantor's Address:

William J. Babb, Jr.
5862 Garden Reach Cove

Memphis, Tennessee 38119

Telephone:

(901) 683-4530

work: N/A

Billy F. Babb

425 Sweetbrier Road

Memphis, Tennessee 38119

Telephone:

(901) 682-3859

work: N/A

Grantee's Address:

WinCor, Inc.

4531 Kingsbrook

Memphis, Tennessee 38117

Telephone:

(901) 685-2100

685-0001

Indexing instructions to the Chancery Court Clerk of DeSoto County, Mississippi
Section 13, Township 1 South, Range 8 West, DeSoto County, Mississippi

Return To:

Griffin, Clift, Everton & Thornton

6489 Quail Hollow, #100

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