

STATE MS.-DESOTO CO.
FILED

Nov 18 8 59 AM '96

BK. 309 PG. 5
W.E. DAVIS CH. CLK.

ANNIE RUTH HURT BROWN, GRANTOR

TO

WARRANTY DEED

WINNAR, L.P., GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, ANNIE RUTH HURT BROWN, hereby sells, conveys, and warrants unto the Grantee, WINNAR, L. P., A DELAWARE LIMITED PARTNERSHIP, the land in the City of Horn Lake, DeSoto County, Mississippi, being more particularly described as follows:

A tract of land described on Exhibit A attached hereto less and except the property conveyed to the Mississippi State Highway Commission described more particularly on Exhibit B attached hereto.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in the City of Horn Lake, DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for 1996 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession will be given upon delivery of this deed.

EXECUTED this the 17th day of November, 1996.

Annie Ruth Hurt Brown
ANNIE RUTH HURT BROWN,
GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named ANNIE RUTH HURT BROWN, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 17th day of November, 1996.

Mary Walker
NOTARY PUBLIC



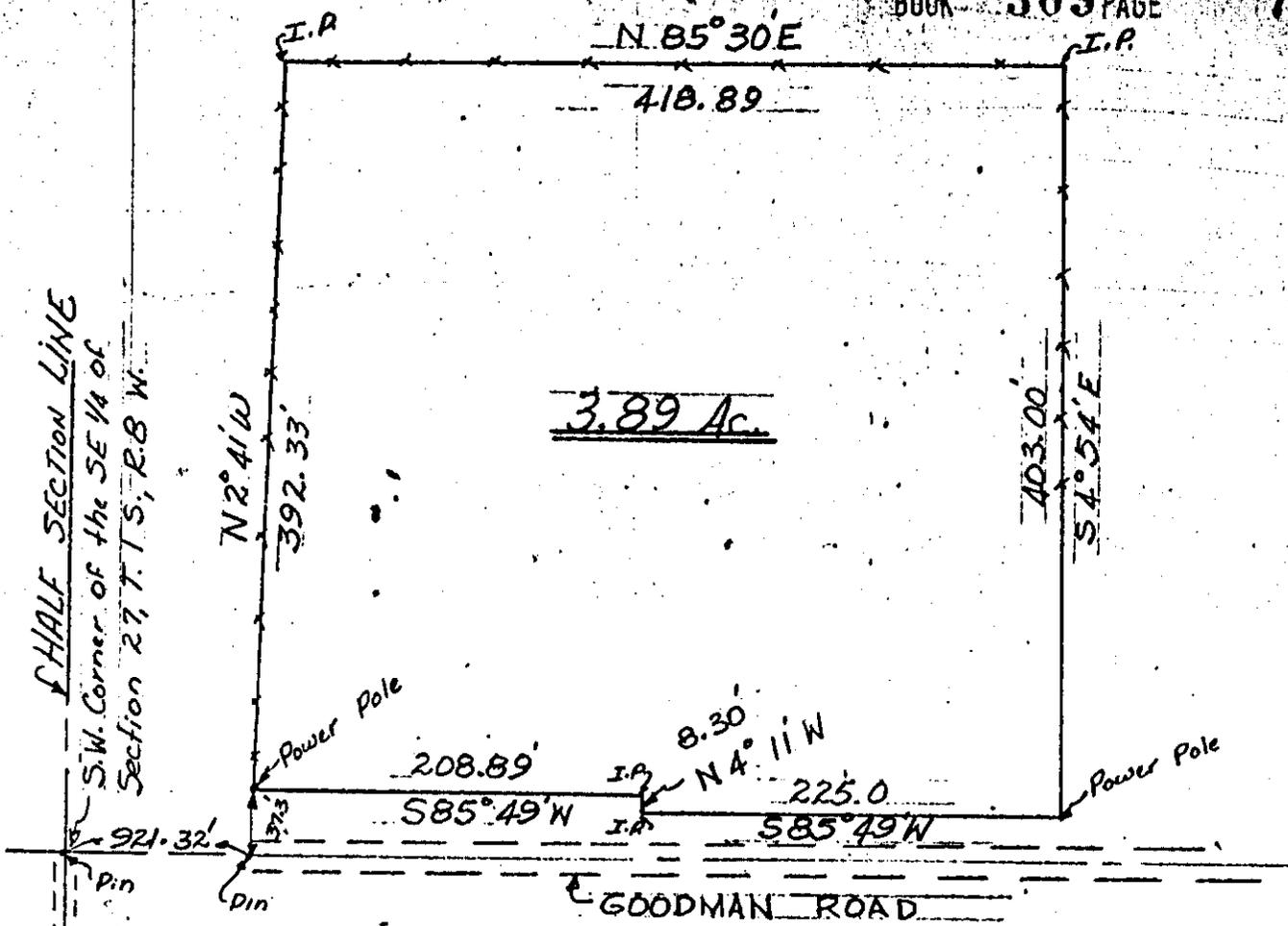
GRANTOR'S ADDRESS: P.O. Box 37, Horn Lake, MS 38637
Home #: (601) 342-1190 Bus. # () same

GRANTEE'S ADDRESS: same as above
Home #: () same as above Bus. #. () same

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(601) 429-5277
(901) 521-9292

A SURVEY OF A PARCEL OF LAND IN THE S.E. 1/4 OF SECTION 27, T. 1 S., R. 8 W.,
 DESOTO COUNTY, MISSISSIPPI

BOOK 309 PAGE 7



SCALE: 1" = 100'

"Beginning at a point 921.32 feet east and 37.3 feet north of the S.W. corner of the S.E. 1/4 of Section 27, T. 1 S., R. 8 W.; thence N 2° 41' W along a fence line 392.33 feet to an iron pin; thence N 85° 30' E 418.89 feet to an iron pin; thence S 4° 54' E 403.00 feet to a power pole on the north right of way line of Goodman Road; thence S 85° 49' W along said right of way line 225.0 feet to an iron pin; thence N 4° 11' W 8.30 feet to an iron pin; thence S 85° 49' W 208.89 feet to the point of Beginning which is marked by a power pole, and containing 3.89 acres. The directions are magnetic.

Certificate of Survey:

I hereby certify that I have surveyed the above described property, that this plat conforms with said survey and that same is true and correct.

Billy D. Gray, Engineer

State Certificate No. 2837

August 1968

Begin at the point of intersection of the present Northerly right-of-way line of Mississippi Highway No. 302 with the West line of grantors property as shown on the plans for State Project No. 79-0021-01-005-10; from said point of beginning run thence North $00^{\circ} 07'$ East along said West line of grantors property, a distance of 14.5 feet; thence run North $87^{\circ} 43'$ East, a distance of 37.0 feet to a point that is 50 feet Northerly of and perpendicular to the centerline of survey of said project at Station 351 + 00; thence run South $89^{\circ} 54'$ East, a distance of 396.8 feet to the East line of grantors property; thence run South $00^{\circ} 06'$ East along said East line of grantors property, a distance of 34.0 feet; thence run Westerly along said present Northerly right-of-way line, a distance of 196.9 feet; thence run North $00^{\circ} 06'$ East along said present Northerly right-of-way line, a distance of 18.0 feet; thence run Westerly along said present Northerly right-of-way line, a distance of 237.0 feet to the point of beginning, containing 0.25 acres, more or less, and being situated in and a part of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 1 South, Range 8 West, in the City of Horn Lake, DeSoto County, Mississippi.

EXHIBIT B