

## WARRANTY DEED

This deed of conveyance this day made by the undersigned, PEGGY R. FLINN and husband, TOM B. FLINN, SR., hereinafter referred to as the GRANTORS, and THE FLINN GROUP, A MISSISSIPPI GENERAL PARTNERSHIP, COMPOSED OF TOM B. FLINN, SR., TOM B. FLINN, JR., LEE ANN FLINN KUTZ, TIM H. FLINN AND PEGGY R. FLINN, 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, 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:

SEE ATTACHED RIDER FOR DESCRIPTION OF REAL PROPERTY

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

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STATE MS. - DESOTO CO.  
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BK 309 PG 731  
W.E. DAVIS CH. CLK.

which a correct survey and/or inspection would show.

Taxes and assessments against said property for the year 1996 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

Tom B. Flinn, Sr., the husband of Peggy R. Flinn, joins in this conveyance for the purpose of conveying any homestead rights, if any, he should have in the aforescribed real property.

The GRANTORS attach hereto the survey of the aforescribed lot dated June 11, 1993, surveyed and drawn by Daniel L. Murphy, Engineer and Land Surveyor, and which plat is attached hereto and incorporated herein by reference.

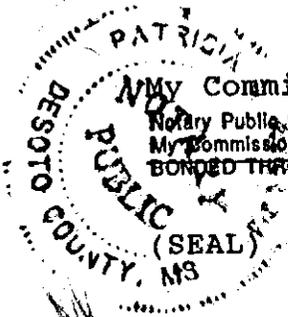
Witness the signature of the GRANTORS on this the 6 day of December, 1996.

Peggy R. Flinn  
PEGGY R. FLINN  
Tom B. Flinn Sr  
TOM B. FLINN, SR.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 6<sup>th</sup> day of December, 1996, within my jurisdiction, the within named Peggy R. Flinn and Tom B. Flinn, Sr., who acknowledged that they executed the above and foregoing instrument.

Patricia G. Bussan  
NOTARY PUBLIC



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

GRANTORS' ADDRESS:  
P. O. BOX 384  
HERNANDO, MS 38632  
HOME TEL. NO.: 601-429-6061  
WORK TEL. NO.: SAME

GRANTEES' ADDRESS:  
P. O. BOX 384  
HERNANDO, MS 38632  
HOME TEL. NO.: NONE  
WORK TEL. NO.: 601-429-6061

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

Indexing Instructions: Record in NW1/4 Sec. 31, T3S, R7W

9649.1283

RIDER TO WARRANTY DEED FROM PEGGY R. FLINN AND HUSBAND, TOM B. FLINN, SR., TO THE FLINN GROUP, A MISSISSIPPI GENERAL PARTNERSHIP, COMPOSED OF TOM B. FLINN, SR., TOM B. FLINN, JR., LEE ANN FLINN KUTZ, TIM H. FLINN AND PEGGY R. FLINN

DESCRIPTION OF LOT 1 OF THE FLINN TRACT IN THE NORTHWEST QUARTER OF SECTION 31; TOWNSHIP 3 SOUTH; RANGE 7 WEST; DESOTO COUNTY, MISSISSIPPI AND MORE ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the northeast corner of the northwest quarter of Section 31; Township 3 South; Range 7 West; thence west along the north line of said section a distance of 542.60 feet to the southwest corner of the Savage Tract; thence North 00 degrees 53 minutes 48 seconds West a distance of 285.45 feet to a point 25 feet south of the centerline of Savage Road; thence South 88 degrees 34 minutes 41 seconds West and parallel to the centerline of Savage Road a distance of 1094.17 feet to a point 40 feet east of Belmont Road; thence southward and parallel to Belmont Road the following calls to the point of beginning:

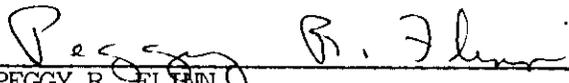
South 25 degrees 14 minutes 29 seconds East a distance of 667.61 feet

South 18 degrees 31 minutes 43 seconds East a distance of 261.67 feet

South 16 degrees 13 minutes 06 seconds East a distance of 51.98 feet

thence continue South 16 degrees 13 minutes 06 seconds East parallel to Belmont Road a distance of 256.80 feet to a point; thence North 89 degrees 39 minutes 36 seconds East a distance of 835.12 feet to a point; thence North 15 degrees 23 minutes 55 seconds West a distance of 255.78 feet to a point; thence South 89 degrees 39 minutes 36 seconds West a distance of 838.92 feet to the point of beginning and containing 4.75 acres. All bearings are referenced to true north as determined by solar observation.

SIGNED FOR IDENTIFICATION:

  
 \_\_\_\_\_  
 PEGGY R. FLINN

  
 \_\_\_\_\_  
 TOM B. FLINN, SR.

