

STATE MS. - DESOTO CO.

## SPECIAL WARRANTY DEED

MH  
DEC 31 4 21 PM '96BK. 310 PG 774  
W.E. DAVIS CH. CLK.

IN CONSIDERATION of the desire on the part of the undersigned Grantor to contribute real property assets presently vested in Morrison Investments, a Mississippi General Partnership, to the Grantee herein, Morrison Investments, LLC, a limited liability company organized and existing under the laws of the State of Mississippi, whose membership consists of two individuals, namely, the Grantors herein, the sufficiency of which consideration is hereby acknowledged, the undersigned, Robert R. Morrison, III, and Paul Cooper Morrison, each individually and, together, as the sole General Partners of Morrison Investments, a Mississippi General Partnership (the "Grantor") do hereby convey and warrant specially unto Morrison Investments, LLC, a Mississippi Limited Liability Company (the "Grantee") the following described lot, tract or parcel of land, but excepting therefrom the buildings, improvements and fixtures presently existing thereon and attached thereto, which lands are all lying and being situate in the City of Horn Lake, County of DeSoto, State of Mississippi, to-wit:

All of Lot 1 of DeSoto Crossing Subdivision as shown by plat of record in Plat Book 42 at Pages 4 - 5 of the Records in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

TOGETHER WITH AND SUBJECT TO the terms and provisions of that certain non-exclusive easement and right of way heretofore granted to Morrison Investments and R. R. Morrison & Son, Inc. by North Goodman Investment Company for the use in common with others for the purpose of ingress and egress and for the purpose of installation and maintenance of utilities therein described, same recorded in the Land Records in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

This conveyance and the warranty hereof is subject to all oil, gas and mineral reservations, leases and royalty transfers or reservations of record, affecting subject property and all easements, rights of way and other matters excepted from the warranty of the aforescribed conveyance into the Grantor herein by two deeds, one in favor of First National Bank of Vicksburg as Escrow Agent, recorded in Book 257 at Page 785 and the other from said Escrow Agent to the Grantor herein recorded in Book 257 at Page 482, each within the aforesaid Land Records of DeSoto County, Mississippi.

This conveyance and the warranty hereof is further subject to that certain Deed of Trust and other encumbrances (collectively, the "Existing Deed of Trust") heretofore delivered by the undersigned Grantor to further secure the indebtedness of R. R. Morrison & Son, Inc., a Mississippi Corporation, in favor of Hibernia National Bank, the said R. R. Morrison & Son, Inc. (the "Corporate Lessee") being the lessee of property hereinabove described in fee simple and the owner of the improvements located thereon, which Existing Deed of Trust includes, but are not necessarily limited to, those recorded in Book 807 at Page 329, and related UCC filing found in Book 807 at Page 347 each within the Land Records of DeSoto County, Mississippi, and further to the rights of the said Corporate Lessee therein.

The undersigned, Paul Cooper Morrison and Robert R. Morrison, III, each further join herein individually to covenant and warrant that no part of the property hereinabove described constitutes any part of the homestead of either of them individually.

The Grantee herein assumes and agrees to pay, when due, ad valorem taxes for the year 1996.

WITNESS THE SIGNATURES OF THE UNDERSIGNED, this, the 19<sup>th</sup> day of March, 1996.

MORRISON INVESTMENTS, a Mississippi General Partnership, represented herein by its General Partners, PAUL COOPER MORRISON and ROBERT R. MORRISON, III, d/b/a MORRISON INVESTMENTS, a Mississippi General Partnership

BY: Paul Cooper Morrison  
PAUL COOPER MORRISON, General Partner and Individually

BY: Robert R. Morrison III  
ROBERT R. MORRISON, III, General Partner and Individually

STATE OF MISSISSIPPI  
COUNTY OF WARREN

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named PAUL COOPER MORRISON and R. R. MORRISON, III who acknowledged that as General Partners of MORRISON INVESTMENTS, a Mississippi General Partnership, and that for and on behalf of the said Partnership, and as its act and deed and, together, as the sole general partners thereof and further, acknowledged, as their separate individual acts, they signed and delivered the above and foregoing instrument for the purposes mentioned on behalf of the partnership and each individually, on the day and year therein mentioned.

GIVEN under my hand and official seal, this 19<sup>th</sup> day of March, 1996.



Haley A. McCreary  
Notary Public  
My Commission Expires: 08-25-98

GRANTOR: Address: 4920 Highway 61 South, Vicksburg, MS 39180  
Telephone No. (RES)601-636-2471 (BUS)601-636-2471

GRANTEE: Address: 4920 Highway 61 South, Vicksburg, MS 39180  
Telephone No. (RES)601-636-2471 (BUS)601-636-2471

INDEX: All of Lot 1 of DeSoto Crossing Subdivision, DeSoto County, Mississippi

PREPARED BY:

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