

THIS INDENTURE, made and entered into this 31st day of December, 1996 by and between Richard C. Hackett, a married person hereinafter called Grantor, and Stacy L. Wharton, an unmarried person hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in DeSoto County, County of DeSoto State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

GRANTOR HEREIN FURTHER COVENANTS THAT THE PROPERTY CONVEYED HEREBY DOES NOT CONSTITUTE HOMESTEAD PROPERTY AS THAT TERM IS DEFINED IN TCA SECTION 31-1-104.

Being all or part of same property described under DeSoto County Register's No. Book 297, Parcel 789 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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions

and any existing easements

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged.

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

Richard C. Hackett
Richard C. Hackett

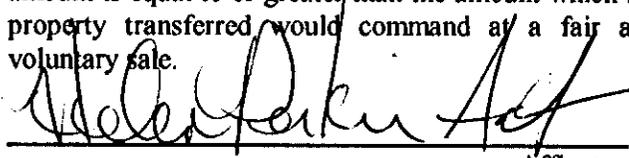
STATE MS.-DESOTO CO.
FILED *vs*

JAN 22 10 50 AM '97 *dy*

BK. 311 PG. 471
W.E. DAVIS CH. CLK.

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is \$26,320.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



Affiant

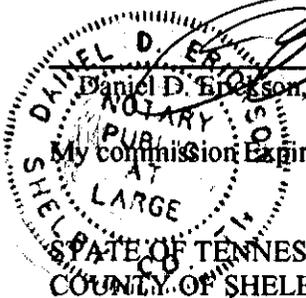
Richard C. Hackett (H) 781-2829 (W) 524-0320
5285 Sportsman Road, Nesbit, MS 38651

Property Owner:
Stacy L. Wharton (H) 601 893-0694 (W) 579-6352
9081 Lakeside Drive
Olive Branch, MS 38654

Subscribed and sworn to before me this the 31st day of December, 1996

Person or Agency responsible for payment of taxes:
Name Stacy L. Wharton
Address 9081 Lakeside Drive
Olive Branch, MS 38654



Daniel D. Erickson, Notary Public
My commission Expires: July 20, 1999


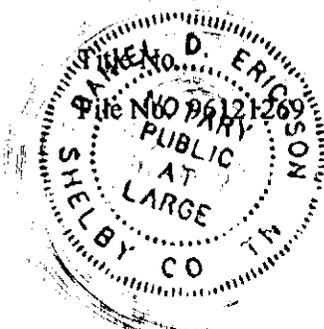
Property Address Lot 4 O'Neal Tract
DeSoto County, MS

On this 31st day of December, 1996, before me personally appeared Richard C. Hackett, a married person to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her, or their free act and deed.

July 20, 1999



Daniel D. Erickson, Notary Public



Prepared by and Return to: The Erickson Law Firm
2860 Price Drive
Bartlett, TN 38134
(901) 384-0000

EXHIBIT "A"

Lot 4 of the O'Neal Tract containing 6.58 acres located in Section 17: Township 2 South; Range 8 West; DeSoto County, Mississippi. Located in part of the Southwest Quarter of Section 17, and being more particular described as follows:

Beginning at a point in the centerline of Star Landing Road, said point being 1510.6 feet east of the southwest corner of Section 17; Township 2 South; Range 8 West and being the southwest corner of the O'Neal tract: thence south 86 degrees 12 minutes east 209.76 feet along the centerline of said road to a point; thence south 87 degrees 15 minutes east 652.0 feet along said road to the southeast corner of lot 3 of the O'Neal tract and the point of beginning of the following lot 4; thence north 2 degrees 41 minutes 37 seconds east 1190.94 feet to the following lot 3; thence south 87 degrees 11 minutes east 286.52 feet to the northeast corner of the O'Neal tract; thence south 2 degrees 31 minutes 34 seconds west 862.39 feet along the east line of the O'Neal tract to the northeast corner of an existing 1.0 acre lot of said tract; thence south 89 degrees 46 minutes west 140.1 feet to the northwest corner of said 1.0 acre lot; thence south 9 degrees 54 minutes west 323.44 feet along the west line of said 1.0 acre lot to a point in the centerline of Star Landing Road; thence north 87 degrees 15 minutes west 108.55 feet to the point of beginning and containing 6.68 acres, less and except 0.10 acres in the right of way of said road, leaving a net acreage of 6.58 acres more or less.

Tax Parcel ID: District 17-2-8, Map 284, Parcel 2084-1700.0-00025.03