

STATE OF MISSISSIPPI
DESOTO COUNTY

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of January, 1997, by and between C. Thomas Cates, a resident of Shelby County Tennessee, ("Grantor") and Halle Land Partnership, a Tennessee limited partnership, and Russell H. Kostka, a resident of Shelby County, Tennessee ("Grantees").

WITNESSETH: That for the consideration hereinafter expressed the said Grantor has bargained and sold and does hereby bargain, sell, convey and warrant unto the said Grantees, IN THE MANNER AND DEGREE SET OUT BELOW, all of his interest (being a twelve and one-half per cent (12.5%) undivided interest) in and to the following described real estate, situated and being in Section 32, Township 1 Range 5 West, County of DeSoto, State of Mississippi, to-wit:

That certain real estate described on Exhibit A hereto, which Exhibit is hereby incorporated by reference as fully as if copied verbatim.

TO HAVE AND TO HOLD said interest in the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, unto the said Grantees, their heirs, successors and assigns in fee simple forever in the manner and degree set out following.

It is the intention of the parties hereto that by this conveyance Halle Land Partnership will be vested with a sixty-five (65%) per cent undivided interest in the interest conveyed hereby in the above described real estate and that Russell H. Kostka will be vested with a thirty five (35%) per cent undivided interest in the interest conveyed hereby in said real estate, with said Grantees owning and holding said undivided interests as tenants in common.

The consideration for this conveyance is as follows: Ten Dollars and other good and valuable consideration.

WITNESS the due execution hereof by C. Thomas Cates, the date and year first above written.


C. Thomas Cates

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, C. Thomas Cates, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned as his voluntary act and deed.

UNDER MY HAND AND SEAL this 17th day of January, 1997.



My Commission Expires:
Nov 28, 1996


NOTARY PUBLIC

STATE MS.-DESOTO CO. FILED
JAN 22 10 57 AM '97

BK 311 PG 484
W.E. DAVIS CH. CLK.

GRANTOR'S MAILING ADDRESS:

C. Thomas Cates
130 North Court Ave.
Memphis, TN 38103
Home Phone No: 901-754-7272
Business Phone No: 901-524-5104

GRANTEES' MAILING ADDRESSES:

Halle Land Partnership
965 Ridgelake Blvd., Suite 203
Memphis, TN 38120
Home Phone No: _____
Business Phone No: 901-524-5104

Russell H. Kostka
5583 Murray Rd.
Suite 100
Memphis, TN 38119
Home Phone No. _____
Business Phone No. 901-683-7100

This Instrument Prepared By:
LeAnne Cox, Burch, Porter & Johnson, PLLC
50 N. Front St., Ste. 800
Memphis, TN 38103
901-524-5000

EXHIBIT A

That Property Described in Book 215, Page 128 located in Section 32, Township 1 South, Range 5 West in DeSoto County, Mississippi:-

Beginning at a point in the east line of said Section 32, Township 1 South, Range 5 West said point being in Center Hill Road, said point being 1874.41 feet (Deed = 1859.88 feet) north of the southeast corner of said Section; thence continuing with said Section Line, North 05 Degrees 18 Minutes 10 Seconds West (North 5 Degrees 30 Minutes West) a distance 1755.92 feet to a point in the south line of the property described in Book 128, Page 761, said point being in the northeast corner of the property herein described; thence South 84 Degrees 15 Minutes 00 Seconds West and parallel with the south line of said Section a distance of 460.48 feet to a found steel bolt in the west line of the property as described in Book 128, Page 761; thence North 05 Degrees 18 Minutes 10 Seconds West and parallel with the east line of Section 32 a distance of 208.71 feet to a point in the north line of the property described in Book 215, Page 128; thence South 84 Degrees 08 Minutes 44 Seconds West (Deed = South 84 Degrees 15 Minutes West) with the north line of the property described in Book 215, Page 128 a distance of 1606.55 feet to an angle point; thence South 84 Degrees 23 Minutes 17 Seconds West (Deed = South 84 Degrees 15 Minutes West) with the north line of the property described in Book 215, Page 128 a distance of 1562.97 feet to a point in the west line of the property described in Book 215, Page 128, said point being located in the northwest corner of the property herein described; thence South 05 Degrees 18 Minutes 10 Seconds East (Deed = South 05 Degrees 30 Minutes East) and parallel with the east line of said Section 32 a distance of 3839.88 feet to a point in the south line of said Section 32, said point being in the southwest corner of the property herein described; thence North 84 Degrees 15 Minutes 00 Second East with the south line of Section 32 a distance of 2422.51 (Deed = 2459.16 feet) to a point in the west line of the "Pounders" property as described in Book 174, Page 218; thence North 05 Degrees 18 Minutes 10 Seconds West (Deed = North 05 Degrees 30 Minutes West) with the west line of the "Pounders" property as described in Book 174, Page 218 and parallel with the east line of said Section 32 a distance of 1874.41 feet (Deed = 1859.88 feet) to a point in the north line of the "Pounders" property as described in Book 174, Page 218; thence North 84 Degrees 15 Minutes 00 Seconds East with the north line of the property described in Book 174, Page 218 and the north line of the property described in Book 186, Page 417 a distance of 1207.49 feet (Deed = 1170.84 feet) to the point of beginning. Containing 265.55 acres (Deed = 268 acres) of land. And being situated in the NW, NE, SW And SE quarter sections.

There are excepted from the warranty of this deed the following:

- (1) Right of way and easement in favor of Mississippi Power and Light Company recorded in Book 37, Page 242 in the Office of the Chancery Court Clerk of DeSoto County, Mississippi; and grant of Transmission Line Easement to the United States of America recorded in Book 192, Page 270 and in Book 110, Page 286 in the Office of said Chancery Court Clerk;
- (2) Right of the public as to any part of the subject property underlying Center Hill Road;
- (3) Location of fences; poles and wire lines; and anchor guy as appear on print of survey by Davis Engineering Co., Inc. dated October 26, 1996; and
- (4) 1997 DeSoto County taxes, which taxes the Grantee assumes and agrees to pay.

Being the same property conveyed to ^{CENTER HILL FARMS} ~~Grantor~~ by Warranty Deed of record in Book 215, Page 128 in said Chancery Clerk's Office.