

THIS INSTRUMENT PREPARED BY: LARRY A. WEISSMAN Attorney At Law 5118 PARK AVE. #600 MEMPHIS, TN 38117	SEND TAX BILLS TO: P.O. Box 191 Lake Cormorant, MS 38641	MAP PARCEL NUMBER: S22T2R10 S27T2R10
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STATE MS.-DE SOTO CO.

JAN 5 11 27 AM '98

CORPORATE FORM

BK 327 PG 193
W.E. DAVIS CH. CLK.**WARRANTY DEED**

THIS INDENTURE, made and entered into on this 17th, 1997, by and between **Novartis Corporation, formerly known as CIBA Corporation**, a Corporation organized and existing under and by virute of the laws of the State of New York, party of the first part, and **Donna B. Smith (an undivided one-half interest) and Carl Thomas Koehler and wife, Patricia Berry Koehler (an undivided one-half interest)** as tenants in common with no right of survivorship, parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the, County of DeSoto, State of Mississippi:

SEE EXHIBIT A ATTACHED FOR LEGAL

And being the same property conveyed to the grantor herein by Warranty Deed recorded in Book 76, Page 520 of said Register's office.

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 said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except 1997 taxes, not yet due and payable and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

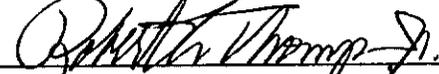
The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

ATTEST:


ASSISTANT SECRETARY

NOVARTIS CORPORATION

BY: 
EXECUTIVE VICE PRESIDENT

STATE OF NEW JERSEY

COUNTY OF UNION

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert L. Thompson, Jr. with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Exec. Vice President of Novartis Corporation, the within named bargainer, a corporation, and that he as such Exec. Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Exec. Vice President.

WITNESS my hand and Notarial Seal at office this 4th day of December, 1997.

My commission expires: August 28, 2002

Lorraine F. Williams
NOTARY PUBLIC
LORRAINE F. WILLIAMS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 28

Property Address: unimproved land

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is \$205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert L. Thompson, Jr.
AFFIANT

Subscribed and sworn to before me this the 4th day of December, 1997.

Lorraine F. Williams
NOTARY PUBLIC

My commission expires: August 28, 2002

8827109 LORRAINE F. WILLIAMS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 28, 2002
LORRAINE F. WILLIAMS
NOTARY PUBLIC
NEW JERSEY

GRANTEE ADDRESS: DONNA SMITH
PO BOX 191
LAKE CORMORANT, MS 38641
NO TELEPHONE NUMBER

GRANTOR ADDRESS: ROBERT L. THOMPSON, JR.
NOVARTIS CORPORATION
556 MORRIS AVENUE
SUMMIT, NJ 07901-1398
NO TELEPHONE NUMBER

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the South one-half (S- 1/2) of Section 22 and the North one-half (N- 1/2) of Section 27, Township 2 South, Range 10 West, located in DeSoto County, Mississippi: commencing at the Northwest corner of Section 24, Township 2 South, Range 10 West run thence South 01° 35' 10" East 1437.69 feet; thence, South 12° 13' 50" West 368.66 feet; thence South 40° 02' 35" West 1,211.61 feet; thence South 48° 31' 55" West 1,005.67 feet; thence South 58° 09' 55" West 1,384.05 feet; thence South 58° 55' 55" West 3,959.60 feet; thence South 86° 47' 30" West 203.93 feet to a point marked by a concrete monument and brass cap; said point being 170 feet, measured at right angles, from the center-line of the Illinois Central Railroad, this being the Point of Beginning; thence with a line parallel to the Illinois Central Railroad South 58° 55' 50" West 2,365.28 feet to a point marked with a concrete monument and brass cap, said point being on the Southwest boundary of the J.S. Dollahite property, said point being on a line running diagonally from the Northwest corner to the Southeast corner of Section 27; thence with said section diagonal line North 45° 00' 00" West 2,688.46 feet to a point on the Levee Right-of-way Line of the Yazoo-Mississippi Delta Levee, this being the point where the Southwest line of the J.S. Dollahite property joins said levee right-of-way; thence with said levee right-of-way line North 50° 17' 06" East 20.00 feet to a point on said line marked by a concrete monument and brass cap; thence continuing along said line North 50° 17' 16" East 155.82 feet; thence North 55° 59' 58" East 201.00 feet; thence North 50° 15' 58" East 1727.38 feet; thence North 55° 56' 45" East 205.72 feet to a point marked with a concrete monument and brass cap; thence leaving said Levee Right-of-way Line, run South 45° 01' 12" East 3005.30 feet the Point of Beginning, said parcel containing 150.0 acres. South (1/2) one-half, Southeast quarter, South (1/2) one-half of Southwest quarter of Section 22. North (1/2) one-half, Northeast quarter, North (1/2) one-half Northwest of Section 27.