

Alfred Owen Davis and Peggy J. Davis
GRANTORS

WARRANTY

TO

DEED

Joe Poppenheimer
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Alfred Owen Davis and Peggy J. Davis, do hereby sell, convey, and warrant unto Joe Poppenheimer the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

A tract of land being also known as Lot 2, Davis Subdivision, which is recorded in Plat Book 21, Page 24, in the Chancery Clerk's Office of DeSoto County, Mississippi and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of Section 30, Township 1 South, Range 7 West, DeSoto County, said point being in the centerline of State Highway 302 (Goodman Road); thence go East along said centerline and South line of the said Southeast Quarter 439.6 feet to a point and the Point of Beginning of this tract; thence go North 37.149 feet to a point; thence with an interior angle of 91 degrees 25' go East 131.4 feet to a point; thence with an interior angle of 88 degrees 35' go South 371.49 feet to a point on the said centerline; thence with an interior angle of 91 degrees 25' go West 131.4 feet to the Point of Beginning.

LESS & EXCEPT a forty (40') foot right-of-way for State Highway 302.

INDEXING INSTRUCTIONS: A tract of land located in the SE 1/4 of Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

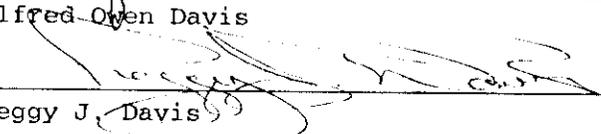
It is understood and agreed that the taxes for the year 1998 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURES, this the 11th day of November, 1998.



Alfred Owen Davis



Peggy J. Davis

STATE MS.-DESOTO CO.
FILED

Nov 16 9 41 AM '98 *Jm*

BK 342 PG 767
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 11th day of November, 1998, within my jurisdiction, the within named Alfred Owen Davis and Peggy J. Davis, who acknowledged that they executed the above foregoing instrument.

Barbara C. Sappenfield

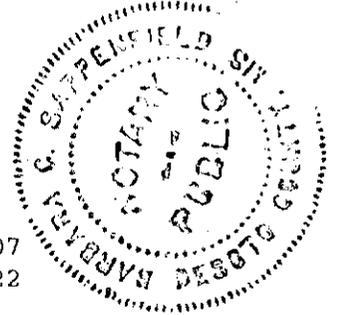
Notary Public

My Commission Expires:

September 5, 1999

GRANTOR'S ADDRESS:
584 Goodman Road East
Southaven, MS 38671
Work Phone #: 901-853-9929
Home Phone #: 601-393-3035

GRANTEE'S ADDRESS:
1018 Goodman Road West
Horn Lake, MS 38637
Work Phone #: 601-349-9607
Home Phone #: 601-429-9722



THIS INSTRUMENT PREPARED BY:
Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170

FILE NUMBER: 6713R0