

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, James H. Lipscomb, III, Grantor, do hereby sell, convey and specially warrant unto Seven L, LLC, a Mississippi limited liability company, Grantee, the following described real property located in Desoto County, Mississippi:

STATE MS - DESOTO CO.
FILED
JUN 21 11 49 AM '99

See Exhibit "A"

This conveyance is made subject to the outstanding indebtednesses as evidenced by recorded deeds of trust covering said property as of the date of this conveyance which shall be assumed and paid by Grantee.

BK 354 PG 328
W.F. DAVIS CH. CLK.

This conveyance is further subject to easements and rights of way of record for public utilities, streets and highways and to taxes and special assessments, if any, for the year 1999, which shall be paid by Grantee.

Grantor hereby warrants that the above described property is not now and has never been used by him as a part of his homestead.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed this the 18 day of June, 1999.


JAMES H. LIPSCOMB, III

STATE OF MISSISSIPPI
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned authority in and for the state and county aforesaid, the within named James H. Lipscomb, III, who acknowledged that he signed and delivered the above and foregoing Special Warranty Deed for the purposes therein stated on the day and year therein mentioned.

BK 0354 PG 0329

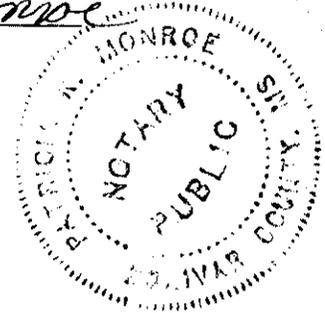
Given under my hand and official seal, this the 18 day of June,
1999.

Patricia K. Monroe
Notary Public

My Commission expires:

11-30-2009

Prepared by: Charles S. Tindall, III
Lake Tindall, LLP
P. O. Box 918
Greenville, MS 38702-0918
601-393-4450



Grantor:
James H. Lipscomb, III
P. O. Box 636
Greenville, MS 38702
601-332-7500
N/A

Grantee:
Seven L, LLC
P. O. Box 636
Greenville, MS 38702
601-332-7500
N/A

Indexing Instructions: Part of Section 14, Township 1 South, Range 8 West,
DeSoto County, Mississippi

EXHIBIT "A"

Store No. 39

A parcel of land and improvements being situated at the Northwest Corner of State Line Road and U.S. Highway 51, in Southaven, DeSoto County, Mississippi, being more particularly described as follows:

A parcel of land lying in the City of Southaven, Mississippi, in Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as follows:

Parts of SW 1/4, NW 1/4, SE 1/4 & NE 1/4
Commencing at the intersection of the centerlines of U.S. Highway 51 (100 feet wide) and State Line Road (80 feet wide); thence run North 35° 01' 16" West a distance of 112.110 feet along said centerline of U.S. Highway 51 to a point; thence run South 54° 58' 44" West a distance of 50.00 feet to a point on the West right-of-way line of said U.S. Highway 51, said point being the POINT OF BEGINNING; from said POINT OF BEGINNING thence run South 36° 07' 11" West a distance of 28.43 feet to a point on the North right-of-way line of said State Line Road; thence run North 89° 58' 13" West a distance of 164.28 feet to a point; thence run North 35° 04' 21" West a distance of 85.01 feet to a half-inch steel bar; thence run North 26° 58' 04" East a distance of 97.40 feet to a half-inch steel bar; thence run North 54° 58' 04" East a distance of 75.97 feet to a point on the West right-of-way line of said U.S. Highway 51; thence run South 35° 01' 16" East a distance of 216.84 feet along said West right-of-way line to the POINT OF BEGINNING and containing 28,021 square feet or 0.641 acres, more or less, all lying and being situate in Section 14, Township 1 South, Range 8 West, Southaven, DeSoto County, Mississippi.

It is the intention of the Grantor herein to convey unto the Grantee herein and there is hereby so conveyed by the Grantor herein unto the Grantee herein all of those lands in Section 14, Township 1 South, Range 8 West, Southaven, DeSoto County, Mississippi, conveyed unto Great Southern Mercantile Corporation, a Mississippi Corporation, by Bryan and Bryan Motor Company, Inc. by deed dated August 31, 1989, recorded in Deed Book 218 at Page 203 of the land records of DeSoto County, Mississippi, together with all improvements and fixtures thereupon situate.