

STATE MS.-DESOTO CO.
FILED

AUG 31 1 41 PM '99

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

BK 358 PG 643
W.F. HAGAN, CLERK

HILL-TOP FARM, L.L.C.,	(
	(
Grantor	(
	(
TO	(WARRANTY DEED
	(
PEGGY S. WILLIAMS, ET AL,	(
	(
Grantees	(
	(

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, HILL-TOP FARM, L.L.C., a Mississippi Limited Liability Company, do hereby grant, bargain, sell, convey, and warrant to PEGGY S. WILLIAMS, TONYA R. WILLIAMS, and LINNETTE DAWN WILLIAMS, as joint tenants with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described in and by DESCRIPTION attached hereto as EXHIBIT "A" and made a part hereof for all purposes as fully and completely as if copied in words and figures herein.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; and subject to taxes for the year 1999 and all subsequent years.

Taxes for the year 1999 are to be pro-rated as they may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns, shall be liable for the taxes for all subsequent years.

Possession of said real property shall be given to Grantees upon delivery of this Deed.
Witness our signature, this the 31st day of August, 1999.

HILL-TOP FARM, L.L.C.

BY:

Charles Nathan Tipton
CHARLES NATHAN TIPTON - Member

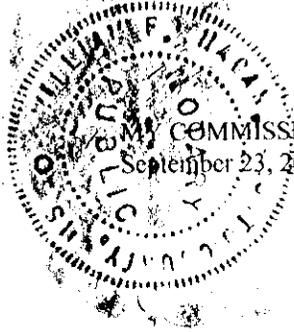
Hill-Top Farm, L.L.C.
1855 Wood Hollow Drive
Hernando, MS 38632
Work: (662) 349-9300

Ms. Peggy S. Williams, et al
1477 Highway 304
Hernando, MS 38632
Home: (662) 449-3130
Work: (901) 332-7140

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, CHARLES NATHAN TIPTON, acting in his capacity as Member of HILL-TOP FARM, L.L.C., who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED acting in such capacity as the free and voluntary act and deed of said HILL-TOP FARM, L.L.C., on the day and date mentioned therein and for the purposes therein expressed, he being first duly authorized so to do.

Given under my hand and official seal of office, this the 31st day of August, 1999.



William F. Hagan
NOTARY PUBLIC


HENSLEY LAND SURVEYING

1681 WEST OAK GROVE

HERNANDO, MS 38632

DESCRIPTION:

Legal Description of a 3.25 (more or less) acre tract of land located in the northwest quarter of Section 14, Township 3 South, Range 8 West, DeSoto county, Mississippi and is more particularly described as follows:

Commencing at the intersection of the south line of the northwest quarter of Section 14 and the centerline of Scott road being the commonly accepted southwest corner of said quarter Section; thence North 5° 15' 04" West along the centerline of Scott road, a distance of 302.19 feet; thence North 85° 14' 54" East, a distance of 39.99 feet; thence North 85° 14' 54" East, a distance of 235.18 feet; thence North 60° 39' 22" East, a distance of 235.60 feet; thence North 34° 20' 49" East, a distance of 213.91 feet to the POINT OF BEGINNING; thence North 47° 59' 01" West, a distance of 61.94 feet; thence South 46° 03' 44" West, a distance of 156.44 feet; thence North 56° 36' 35" West, a distance of 236.12 feet; thence North 27° 13' 34" East, a distance of 198.91 feet; thence South 59° 35' 16" East, a distance of 61.06 feet; thence North 26° 18' 48" East, a distance of 249.79 feet to the south line of Highway 304 (100 feet right of way); thence South 64° 30' 00" East along said right of way, a distance of 331.85 feet; thence South 34° 20' 49" West, a distance of 351.09 feet to the POINT OF BEGINNING; said described tract containing 3.25 Acres, more or less.

EXHIBIT "A"

INDEXING INFORMATION: Being a part of the Northwest Quarter of Section 14, Township 3 South, Range 8 West, DeSoto County, Mississippi.

