

CLARA S. DRIVER ,INDIVIDUALLY and
CLARA S. DRIVER as Successor Trustee Under
The Trust established by Will of Pearl E.
Driver for the benefit of Mary Elizabeth Finch,
Beneficiary

GRANTOR

WARRANTY

TO

DEED

SAM'S EAST , INC. an Arkansas Corporation,
GRANTEE(S)

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,
CLARA S. DRIVER ,Individually and CLARA S. DRIVER as Successor
Trustee Under The Trust established by Will of Pearl E. Driver
for the benefit of Mary Elizabeth Finch, Beneficiary, and in each
capacity, does hereby sell, convey, and warrant to SAM'S EAST ,
INC. an Arkansas Corporation, the land lying and being situated
in DeSoto County, Mississippi, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT A

The warranty in this deed is subject to rights of ways and
easements for public roads and public utilities, to building,
zoning, subdivision and health department regulations in effect
in DeSoto County, Mississippi.

The effective Date of This Warranty Deed is April 28, 2000.

Taxes for the year 2000 have been prorated and possession is to
be given with deed.

WITNESS My signature(s) this the 20 day of April, 2000.

Clara S. Driver
CLARA S. DRIVER, Individually

Clara S. Driver
CLARA S. DRIVER, as

Successor Trustee Under The Trust
established by Will of Pearl E. Driver
for the benefit of Mary Elizabeth Finch,
Beneficiary

STATE MS.-DESOTO CO.
FILED

MAY 2 4 39 PM '00

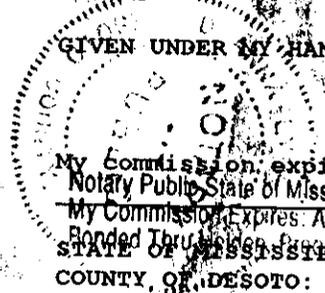
BK. 372 PG. 156
WARRANTY DEED

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Clara S. Driver, who acknowledged that as Successor Trustee Under The Trust established by Will of Pearl E. Driver for the benefit of Mary Elizabeth Finch, Beneficiary and with full authority in such capacity, she signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, having been first duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of April, 2000.

Clara S. Driver
Notary Public

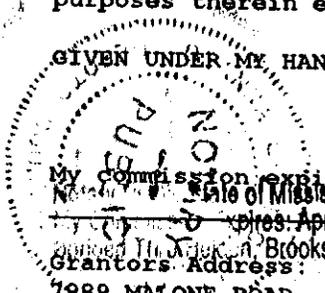


My Commission expires:
Notary Public, State of Mississippi At Large
My Commission Expires: April 6, 2002
Bonded Through Premier Garland, Inc.
STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Clara S. Driver, individually, who acknowledged that she executed and delivered the above and foregoing Deed on the day and year therein mentioned, as her free and voluntary act and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of April, 2000.

Clara S. Driver
Notary Public



My Commission expires:
Notary Public, State of Mississippi At Large
My Commission Expires: April 6, 2002
Bonded Through Premier Brooks & Garland, Inc.
Grantors Address:
7989 MALONE ROAD
OLIVE BRANCH, MS 38654
Home Phone number: 895-5769
Business number: N/A

Grantees Address:
2001S.E. 10th Street
BENTONVILLE, AR 72712
Home Phone number: 895-5769
Business number: N/A

Prepared By:
Austin Law Firm, P.A.
230 Goodman, Suite 510
Southaven, Mississippi 38671
(601) 349-2234

RECORD AND RETURN TO: ROGERS & FARRIS, PLLC
P.O. Box 17171
Hattiesburg, MS 39404-7171

BK0372PG0158

Beginning at an iron pin in the South line of Goodman Road (80 feet wide), said point being 2092.92 feet east of the northwest corner of Section 31, Township 1, Range 7 West; thence north 84 degrees 38 minutes east along the south line of Goodman Road 566.88 feet to an iron pin, said point being in the half section line and 8.8 feet west of the center of a public Road; thence with the half section line south 5 degrees east 1931.43 feet to an iron pin 28.4 feet west of the center of said public road; thence with an old fence line and extension of said fence south 86 degrees 46 minutes west 567.15 feet to an iron pin; thence north 5 degrees west 1910.72 feet to the beginning, containing 25 acres of land. All bearings are magnetic and according to the survey of D. D. Cannon, Civil Engineer, Memphis, Tennessee dated July 2, 1965. Said property being situated in the Northwest 1/4 of Section 31, Township 1 South, Range 7 West, in DeSoto County, Mississippi.

LESS and EXCEPT:

Located in the east half of the northwest Quarter of Section 31, T1S, R7W, DeSoto County, Mississippi

BEGINNING at an iron pin located 2659.8 feet west and 1971.43 feet south of the northeast corner of Section 31 by D. D. Cannon, Civil Engineer in June 1965; **THENCE N. 86 degrees 46 minutes E** a distance of 567.15 feet to an iron pin, **THENCE N 5 degrees W** a distance of 384.04 feet to a stake, **THENCE S 86 degrees 46 minutes W** a distance of 567.12 feet to a point, **THENCE S 5 degrees E** a distance of 384.04 feet to an iron pin being the point of beginning and containing five (5) acres.

LESS and EXCEPT:

Parcel No. 1

Beginning at the point of intersection of the West line of grantors property with the present Southerly right-of-way line of Mississippi Highway No. 302 as shown on the plans for State Project No. 97-0021-01-007-10; from said point of beginning run thence along the Southerly right-of-way line of said present highway as follows: North 89 degrees 46 minutes East, a distance of 187.9 feet; thence run North 00 degrees 14 minutes West, a distance of 5.0 feet; thence run North 89 degrees 46 minutes East, a distance of 4.7 feet; thence run Southeasterly along the circumference of a circle to the right having a radius of 17,148.74 feet, a distance of 369.1 feet; thence run South 89 degrees 00 feet, a distance of 7.2 feet to the West line of Elmore Drive; thence run South 01 degree 08 minutes East along the West line of said Elmore Drive, a distance of 20.0 feet; thence run North 89 degrees 00 minutes West along a line that is 60 feet Southerly of and parallel with the centerline of survey of said project, a distance of 8.0 feet; thence run Northwesterly along the circumference of a circle to the left having a radius of 17,128.74 feet, a distance of 368.7 feet; thence run South 89 degrees 46 minutes West along a long that is 60 feet Southerly of and parallel with the centerline of survey of said project, a distance of 192.7 feet to the West line of grantors property; thence run North along said West

property line, a distance of 15.0 feet to the point of beginning, containing 0.24 acres, more or less, and

Parcel No. 2

Begin at a point that is 40 feet Westerly of and perpendicular to the centerline of Elmore Drive as shown on the plans for State Project No. 97-0021-01-007-10 at Station 13 + 45.816; from said point of beginning run thence North 00 degrees 46 minutes West, a distance of 111.1 feet; thence run Northeasterly along the circumference of a circle to the right having a radius of 766.19 feet, a distance of 99.5 feet; thence run North 16 degrees 00 minutes East along a line that is 50 feet Northwesterly of and parallel with the centerline of relocation of said drive, a distance of 11.2 feet to the West right-of-way line of said drive; thence run South 01 degree 08 minutes East along the West line of said drive, a distance of 219.02 feet; thence run North 89 degrees 47 minutes West, a distance of 27.1 feet to the point of beginning, containing 0.10 acres, more or less and

Parcel No. 1 and Parcel No. 2, contain an aggregate of 0.34 acres, more or less, and are situated in the Northeast ¼ of the Northwest ¼ of Section 31, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi

EXHIBIT "A" - Legal Description