

STATE MS. - DESOTO CO.
FILED

JUN 19 12 02 PM '00

BK 374 PG 638

IN CONSIDERATION of Ten Dollars cash in hand paid and other good and valuable considerations the receipt of all of which are hereby acknowledged, We, RICHARD B. FLOWERS, SR. (also known as Richard B. Flowers), RICHARD B. FLOWERS, JR., DAVID MATTSON GREGORY FLOWERS, CAMPBELL F. MELTON and D. C. PARKER hereby convey and warrant unto PARK INVESTMENTS PARTNERS, LLC, a Mississippi limited liability company, the following described property in DeSoto County, Mississippi to-wit:

Part of the Southeast and Northeast Quarters of Section 33 and part of the Southwest and Northwest Quarters of Section 34, Township 1 South, Range 9 West, DeSoto County, Mississippi and being more particularly described as follows, to-wit:

Beginning at a point on the east line of said Section 33 a distance of 2060.35 feet north of the Southeast corner of said section; thence run North 87 degrees, 21 minutes, 37 seconds West a distance of 139.85 feet to a point on the east right-of-way line of Delta View Drive (80 feet wide); thence run the following calls along said east right-of-way line to its intersection with the east right-of-way line of Old Highway 61 (120 feet wide):

North 02 degrees, 38 minutes, 23 seconds East 90.43 feet
 Curve left: D=12 degrees, 39 minutes, 46 seconds, Arc=119.34 feet, R= 540.00 feet
 North 10 degrees 01 minute 23 seconds West 132.95 feet, CD=_____, LC=_____
 Curve right: D=03 degrees, 40 minutes, 05 seconds, Arc=29.45 feet, R=460.00 feet
 North 06 degrees 21 minutes, 18 seconds West 157.52 feet, CD=_____, LC=_____
 Curve left: D=10 degrees 30 minutes, 26 seconds, Arc=429.12 feet, R=2340.00 feet,
 CD=N 11 degrees, 36 minutes, 30 seconds, W, LC=428.52 feet

Thence run northeasterly a distance of 88.62 feet along said east right-of-way line, a curve to the left (D=00 degrees, 26 minutes, 59 seconds, R=11290.00 feet, CD=N 19 degrees, 03 minutes, 05 seconds E, LC=88.62 feet) to the southwest corner of the T. M. Scruggs property; thence run South 71 degrees 10 minutes 25 seconds East a distance of 200.00 feet along the south line of said Scruggs property to the southeast corner of said property; thence run North 18 degrees, 19 minutes, 14 seconds East a distance of 202.80 feet along the east line of said Scruggs property to a point; thence run South 72 degrees, 46 minutes, 05 seconds, East a

distance of 179.36 feet along the east line of said Scruggs property to a 1½-inch steel pipe; thence run North 00 degree, 26 minutes, 41 seconds West a distance of 237.07 feet to a 1½-inch steel pipe at the northeast corner of said Scruggs property; thence run North 72 degrees, 24 minutes, 59 seconds West a distance of 307.33 feet along the north line of said Scruggs property to its intersection with the east right-of-way line of Old U. S. Highway 61 (120 feet wide); thence run northeasterly a distance of 460.39 feet along said east right-of-way line, a curve to the left (D= 02 degrees, 20 minutes, 11 seconds, R=11290.00 feet, CD= N 15 degrees, 30 minutes, 05 seconds E, LC=460.34 feet) to a point; thence run North 14 degrees, 20 minutes, 00 second East a distance of 208.66 feet along said east right-of-way line to the southwest corner of the Elizabeth T. Murff property; thence run North 89 degrees, 35 minutes, 17 seconds East a distance of 171.58 feet along said Murff south line to the northwest corner of the Walls Realty Co., Inc. property; thence run South 11 degrees, 17 minutes, 53 seconds, West a distance of 187.23 feet along the west line of said Walls Realty property to a point; thence run South 01 degree, 11 minutes, 40 seconds East a distance of 961.45 feet along said Walls Realty west line to the southwest corner of said property; thence run North 89 degrees, 35 minutes, 22 seconds East a distance of 383.90 feet along the south line of said property to the southeast corner of said property; thence run North 01 degree, 11 minutes, 39 seconds West a distance of 1144.80 feet along the east line of said Walls Realty property to a point on the south line of said Murff property; thence run North 89 degrees, 35 minutes, 19 seconds East a distance of 271.14 feet along said Murff south line to a point; thence run South 06 degrees, 16 minutes, 38 seconds East a distance of 476.03 feet to a point; thence run South 10 degrees 18, minutes, 03 seconds West a distance of 673.32 feet to a point; thence run south 23 degrees, 00 minute, 42 seconds West a distance of 766.99 feet to a point; thence run South 43 degrees, 47 minutes, 18 seconds West a distance of 361.25 feet to a point; thence run North 87 degrees, 21 minutes, 37 seconds West a distance of 227.14 feet to the Point of Beginning and containing 28.26 acres. Bearings are based on true North as determined by solar observation.

This conveyance and the warranties hereof are made subject to i) zoning and subdivision regulations of DeSoto County, Mississippi; ii) taxes for the year 2000 which will be prorated between the parties as of the date hereof; iii) and the following easements and matters of record, to-wit:

- (1) Right of way granted by Frank Wall to the Memphis Natural Gas Co., its

successors and assigns for a 30 foot wide easement for the location, construction, reconstruction, operation and maintenance of a gas pipe line system or systems and telephone line or lines in connection therewith which instrument is dated August 3, 1928 and duly filed for record on January 17, 1929 in Deed Record No. 22 at page 262 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(2) Right of way granted by Frank Wall to the Memphis Natural Gas Co., its successors and assigns for a 30 foot wide easement for the location, construction, reconstruction, operation and maintenance of a gas pipe line system or systems and telephone line or lines in connection therewith which instrument is dated August 3, 1928 and duly filed for record on January 17, 1929 in Deed Record No. 22 at page 263 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(3) Right of way granted by Frank Wall to the Memphis Natural Gas Co., its successors and assigns for a 30 foot wide easement for the location, construction, reconstruction, operation and maintenance of a gas pipe line system or systems and telephone line or lines in connection therewith which instrument is dated August 3, 1928 and duly filed for record on January 17, 1929 in Deed Record No. 22 at page 264 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(4) Subject to various provisions relating to damages regarding drainage and the construction of Highway 61 and signs located along said highway which said provisions are contained in Warranty Deed from Frank Wall to the State of Mississippi Deed Record No. 33 at page 431 of the records in the Chancery Clerk's office of DeSoto County, Mississippi.

(5) Permanent easement granted by F.L. Abernathy to the Commissioners of the Lake Cormorant Drainage District DeSoto and Tunica Counties, Mississippi dated November 13, 1936 and recorded in Deed Record No. 26 at page 20 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(6) Right of way executed by F.L. Abernathy in favor of Mississippi Power and Light Company dated July 16, 1945 and recorded in Deed of Record Book No. 33 at page 89 on October 27, 1945.

(7) Right of way instrument executed by J.W. Sanders in favor of Mississippi Power and Light Company dated August 5, 1960 and filed for record August 20, 1960 in Deed Record No. 46 at page 436 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(8) Right of way executed by J.W. Sanders in favor of the Mississippi Power and Light Company dated July 14, 1961 filed for record July 19, 1961 in Deed Book 50 at page 19 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(9) Subject to a perpetual easement granted by J.W. Sanders to AMBAC Industries, Inc. by virtue of Warranty Deed dated April 9, 1969 and recorded April 11, 1969 in Deed Record No. 78 at page 242 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(10) An easement granted by J.W. Sanders to the Walls Water Association, Inc., its successors and assigns dated May 28, 1969 and recorded May 30, 1969 in Deed Record No. 80 at page 160 of the records in the Chancery Clerk's office of DeSoto County, Mississippi.

(11) Subject to right of way granted by Richard B. Flowers and D.C. Parker to DeSoto County, Mississippi dated August 10, 1983 and recorded August 11, 1983 in Deed Book No. 160 at page 458 of the records of the Chancery Clerk's office of DeSoto County, Mississippi. Said road right of way deed contains a provision for an additional ten foot easement beyond the right of way for use in sloping, fill or cutting said road where necessary.

(12) Right of way granted by R.B. Flowers and D.C. Parker to Mississippi Power and Light Company dated January 30, 1984 and filed March 12, 1984 in Deed Record No. 170 at page 47 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(13) Right of way easement granted by D.C. Parker and R.B. Flowers to Mississippi Power and Light Company dated September 20, 1984 recorded October 28, 1984 in Deed Record No. 170 at 563.

(14) Subject to provisions contained in Warranty Deed from R.B. Flowers and D.C. Parker to the State Highway Commission claims or demands for damages resulting in the construction of U.S. Highway 61. Said instrument is dated January 3, 1985 and recorded January 22, 1985 in Deed Record No. 176 at page 62.

(15) Subject to provisions contained in Warranty Deed from R.B. Flowers and D.C. Parker to the State Highway Commission claims or demands for damages resulting in the construction of U.S. Highway 61. Said instrument is dated January 3, 1985 and recorded January 22, 1985 in Deed Record No. 170 at page 644.

(16) Easement executed by Richard B. Flowers and D.C. Parker in favor of the Mississippi Power and Light Company dated March 4, 1987 and recorded March 12, 1987 in Land Record Book 190 at page 552 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(17) Perpetual easement granted by Richard B. Flowers and D.C. Parker to DeSoto County, Mississippi dated August 31, 1994 and recorded October 4, 1994 in Deed Record No. 276 at page 631 of the records of the Chancery Clerk's office of

DeSoto County, Mississippi.

(18) Perpetual sewer easement executed by Richard B. Flowers and D.C. Parker to DeSoto County dated November 4, 1994 and filed November 10, 1994 in Deed Record 278 at page 376.

(19) Water line easement executed by Richard B. Flowers and D.C. Parker in favor of Walls Water Association, Inc. dated December 23, 1994 and recorded March 17, 1995 in Deed Record No. 282 at page 772 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(20) Provision contained in Deed executed by R.B. Flowers and D.C. Parker in favor of Mississippi Transportation Commission relating to claims for damages. Said deed is dated December 28, 1994 and recorded January 24, 1995 in Deed Record 281 at page 52.

(21) Temporary easement executed by R.B. Flowers and D.C. Parker in favor of Mississippi Transportation Commission dated December 28, 1984 and recorded January 24, 1995 in Deed Record No. 281 at page 59. Said instrument contains language concerning a waiver of rights and claims relating to damages as a result of the construction of the bypass of Highway 61.

(22) Perpetual sewer easement executed by Richard B. Flowers and D.C. Parker in favor of DeSoto County, Mississippi dated January 6, 1995 recorded January 25, 1995 in Deed Record No. 281 at page 74.

(23) Right of way executed by D.C. Parker and R.B. Flowers in favor of Mississippi Power and Light Company dated May 31, 1995 recorded June 28, 1995 in Deed Record 288 at page 486 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

(24) Subject to lease between R.B. Flowers and D.C. Parker and Naegele Outdoor Advertising Company. Abstract of lease recorded in Book 70 at page 241 of the Chancery Clerk's office of DeSoto County, Mississippi on December 7, 1995. Said lease was assigned to Tanner. Peck, L.L.C. by virtue of instrument dated November 28, 1995 and filed March 5, 1996 in Book 70 at page 711 of the records of the Chancery Clerk's office of DeSoto County, Mississippi.

WITNESS our signatures this the 16th day of June, 2000.

Richard B. Flowers Sr.

~~Richard B. Flowers, Sr. (also known as Richard B. Flowers) by Richard B. Flowers, Jr., acting under Power of Attorney~~

Richard B. Flowers Jr.

Richard B. Flowers, Jr.

David Mattson Gregory Flowers

David Mattson Gregory Flowers

Campbell F. Melton

Campbell F. Melton

D. C. Parker

D. C. Parker

STATE OF MISSISSIPPI
COUNTY OF TUNICA

PERSONALLY appeared before me the undersigned authority in and for said County and State, ~~Richard B. Flowers, Jr. for~~ Richard B. Flowers, Sr. (also known as Richard B. Flowers), who acknowledged that he signed the above and foregoing instrument ~~for and on behalf of Richard B. Flowers, Sr. as agent and attorney in fact,~~ on the day and year therein mentioned.

WITNESS my hand and official seal, this the 16th day of June, 2000

Andrew T. Dulaney

Notary Public

My Commission Expires: March 9, 2003



STATE OF MISSISSIPPI
COUNTY OF TUNICA

PERSONALLY appeared before me the undersigned authority in and for said County and State, Richard B. Flowers, Jr., who acknowledged that he signed the above and foregoing instrument, on the day and year therein mentioned.

WITNESS my hand and official seal, this the 16th day of June, 2000

Andrew T. Dulaney

Notary Public

My Commission Expires: March 9, 2003



STATE OF MISSISSIPPI
COUNTY OF TUNICA

PERSONALLY appeared before me the undersigned authority in and for said County and State, David Mattson Gregory Flowers, who acknowledged that he signed the above and foregoing instrument, on the day and year therein mentioned.

WITNESS my hand and official seal, this the 16th day of June, 2000.

Andrew S. Dulaney
Notary Public

My Commission Expires: March 9, 2003



STATE OF MISSISSIPPI
COUNTY OF TUNICA

PERSONALLY appeared before me the undersigned authority in and for said County and State, Campbell F. Melton, who acknowledged that she signed the above and foregoing instrument, on the day and year therein mentioned.

WITNESS my hand and official seal, this the 16th day of June, 2000.

Andrew S. Dulaney
Notary Public

My Commission Expires: March 9, 2003



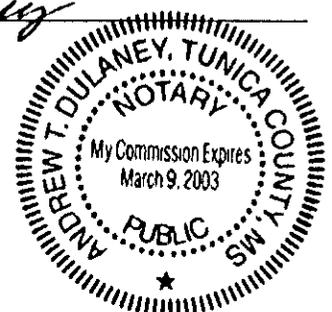
STATE OF MISSISSIPPI
COUNTY OF TUNICA

PERSONALLY appeared before me the undersigned authority in and for said County and State, D. C. Parker, who acknowledged that he signed the above and foregoing instrument, on the day and year therein mentioned.

WITNESS my hand and official seal, this the 16th day of June, 2000.

Andrew S. Dulaney
Notary Public

My Commission Expires: March 9, 2003



Grantors Address:

Mr. D. C. Parker, et al.
P.O. Box 1760
Tunica, MS 38676
Telephone No.: (662) 363-3588

Grantees Address:

Park Investments Partners, LLC
P.O. Box 741
Jackson, MS 39205
Telephone No.: (601) 939-0225

PREPARED BY:

Dulaney Law Firm, L.L.P.
P.O. Box 188
986 Harris St
Tunica, MS 38676
Telephone No.: (601) 363-2922

Indexing Instructions:

A tract of land located partially in the NE1/4 of the NE1/4;
SE1/4 of the NE1/4; and NE1/4 of the SE1/4 of Section 33, Township 1 South,
Range 9 West; and the NW1/4 of the NW1/4; the SW1/4 of the NW1/4; and
the NW1/4 of the SW1/4 of Section 34, Township 1 South, Range 9 West