

BK 0384 PG 0201

STATE OF MISSISSIPPI - DE SOTO CO. 

DEC 11 4 44 PM '00

BK 384 201

THIS INSTRUMENT PREPARED BY  
Philip G. Kaminsky, Attorney  
Apperson, Crump & Maxwell, PLC  
1755 Kirby Parkway, Suite 100  
Memphis, Tennessee 38120  
901-756-6300

WARRANTY DEED

ELIOT D. COHEN AND STANLEY M. COHEN

GRANTORS

TO

LAURENCE M. BLOCH, ALVIN J. LAZAROV  
AND BEN H. REISMAN, as Tenants in common  
in the shares as set out herein below

GRANTEES

FOR AND IN CONSIDERATION of the sum of ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ELIOT D. COHEN and STANLEY M. COHEN, do hereby sell, convey and warranty unto LAURENCE M. BLOCH an undivided 1/2 interest, ALVIN J. LAZAROV an undivided 1/4 interest and BEN H. REISMAN an undivided 1/4 interest, as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Being a description of Lot 1 of the Cohen Commercial Subdivision as recorded in Plat Book 43, Page 42, at the DeSoto County Court Clerk's Office, located in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 13, Township 1 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows:

COMMENCING at a point on the South line of said Section 13, said point being 2,607.80 feet, more or less, East of the Southwest corner of said Section 13, as measured along the South line of said Section 13; thence North 00 degrees 27 minutes 21 seconds West, a distance of 55.70 feet to a point on the North line of State Line Road (53.00 feet North of the Centerline), said point being the point of beginning; thence North 00 degrees 27 minutes 21 seconds West, a called and measured distance of 22.08 feet to a found iron pin; thence South 89 degrees 37 minutes 27 seconds West along the North line of State Line Road (right-of-way varies) a measured distance of 138.79 feet (call 138.80 feet) to a found iron pin lying on the North line of said State Line Road (77.66 feet North of the Centerline); thence North 02 degrees 06 minutes 06 seconds West, a measured distance of 174.99 feet (call 175.00 feet) to a found capped iron pin; thence South 89 degrees 52 minutes 16 seconds East, a measured distance of 175.07 feet (call 175.00 feet) to a found cut cross, said cut cross lies on the West line of Lot 2 of the said Cohen Commercial

Subdivision; thence South 02 degrees 02 minutes 32 seconds East along the West line of said Lot 2, a measured distance of 194.85 feet (call 194.96 feet) to a found iron pin on the North line of said State Line Road (53.00 feet North of the centerline); thence South 88 degrees 33 minutes 42 seconds West along the North line of said State Line Road (53.00 feet North of the Centerline), a measured distance of 36.64 feet (call 36.49 feet) to the point of beginning and containing 31,252 square feet or 0.717 acres.

Included in this conveyance is all of Grantors rights under Encroachment Agreement of record in Book 69, page 359, in the Office of the Chancery Clerk of DeSoto County, Mississippi and under Reciprocal Easement Agreement of record in Book 384, Page 191, in the said Office.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in Southaven, DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record; any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property; Sewer Easement granted to the City of Southaven recorded in Book 160, Page 332, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the year 2000 are to be prorated between the parties.

Possession is to be given with delivery of Deed.

WITNESS the signature of the Grantors this 17 day of November, 2000.

  
ELIOT D. COHEN

  
STANLEY M. COHEN

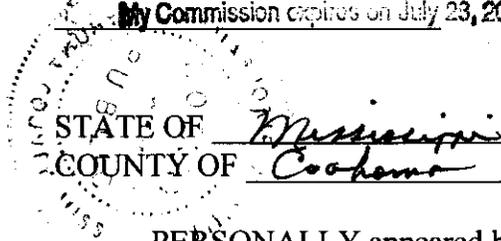
STATE OF Mississippi  
COUNTY OF Coahoma

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, the within named ELIOT D. COHEN, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned and for the purpose therein mentioned.

GIVEN under my hand and seal this 17th day of November, 2000.

My Commission Expires:  
~~My Commission expires on July 23, 2003.~~

Margaret W. Smith  
Notary Public

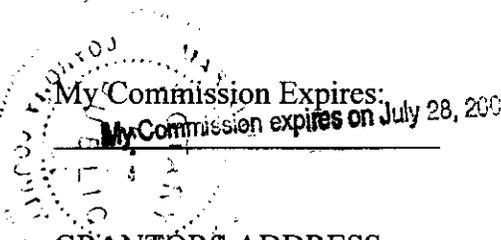


PERSONALLY appeared before me, the undersigned authority in and for the said County and State, the within named STANLEY M. COHEN, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned and for the purpose therein mentioned.

GIVEN under my hand and seal this 17th day of November, 2000.

My Commission Expires:  
~~My Commission expires on July 28, 2003.~~

Margaret W. Smith  
Notary Public



GRANTORS ADDRESS:

GRANTEES ADDRESS:

Eliot D. Cohen  
126 Desoto Ave.  
Clarksdale, Ms. 38614  
P.O. Box 190  
901-756-6300

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