

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between WILLIAM L. CLAUSEL, Grantor, and RICHARD L. CLEMONS, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee a one-half (1/2) undivided interest in the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

See Exhibit "A" attached hereto for complete legal description.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

STATE MS - DESOTO CO.
FILED
SEP 19 2 51 PM '01

BK 399 PG 679
W F K.

By way of explanation, this deed is given as part of the dissolution of the partnership of L. R.L.C. Richard Clemons and William L. ClauseL and with the delivery of this deed it is the intent of the parties to vest 100% interest in the subject property to the Grantee, Richard Clemons.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 18th day of SEPT., 2001.

William L. ClauseL
WILLIAM L. CLAUSEL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, WILLIAM L. CLAUSEL, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 18th day of SEPTEMBER, 2001.

My Commission Expires _____



Sheila B. Hirsberg
NOTARY PUBLIC

ADDRESS OF GRANTORS:

William L. ClauseL

William L. ClauseL
Tel: 662-349-9901
Tel: 662-781-0917

6160 Hornysuckle Ln
WALLS MS 38680

ADDRESS OF GRANTEE:

L. R.L.C.
Richard Clemons

902 Galtman Road W. Southaven, MS 38671
Tel: 662-349-9901
Tel: N/A

PREPARER'S STATEMENT AND INDEXING INSTRUCTION

TYPE OF INSTRUMENT:

Warranty Deed

PREPARER'S NAME AND ADDRESS:

William A. Baskin
Holcomb Dunbar, P.A.
P.O. Box 190
Southaven, MS 38671

662-349-0664

INDEXING INSTRUCTIONS:

To be indexed in the Southwest Quarter of Section 25, Township 1 South, Range 8 West, DeSoto County, Mississippi.

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

William A. Baskin
Holcomb Dunbar, P.A.
P.O. Box 190
Southaven, MS 38671

662-349-0664

DESCRIPTION:

Beginning at an iron pin in the West line of Section 25, Township 1 South, Range 8 West, Chickasaw Cession; said point being N 00 degrees 05' 39" West 393.35 feet from the southwest corner of said section and being the southwest corner of the Scarborough 5 acre tract; thence along the west line of said section, N 00 degrees 05' 39" W - 335.50 feet to a point; thence parallel with the South line of the Scarborough 5 acre tract, S 88 degrees 39' 11" East 324.62 feet to a point; thence parallel with and 30 feet west of the east line of the Scarborough 5 acre tract, S 00 degrees 05' 39" East - 335.50 feet to a point on the south line of the Scarborough 5 acre tract; thence along the south line of the Scarborough 5 acre tract, N 88 degrees 39' 11" West - 324.62 feet to the point of beginning, containing 2.5 acres, more or less.

AND Being in the South West quarter of said Section

AND, an easement ~~across the grantor's land~~ described as follows:

Beginning at the Southeast corner of the Scarborough 5 acre tract, as described in Warranty Deed Book 135, Page 388, thence West along the South line of said tract a distance of 30 feet; thence North and parallel to the East line of said tract a distance of 50 feet to a point, thence east and parallel to the south line a distance of 30 feet to a point in the east line of the Scarborough tract; thence South along the East line a distance of 50 feet to the point of beginning.

Together with the right of ingress and egress from Goodman Road along the easement as set forth in Warranty Deed from W. S. Jordan to Dwight Scarborough and recorded in Warranty Deed Book 135, Page 388 in DeSoto County, Mississippi.

EXHIBIT "A"