

Prepared by and return to:  
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Attorneys at Law  
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Southaven, MS 38671-0266  
662 349-6900

STATE MS. - DESOTO CO.

DEC 31 3 47 PM '01

DENVER DALE WATSON, et ex,

GRANTOR,

BK 407 PG 403  
W.E. DAVIS CH. CLK.

to:

WARRANTY DEED

MARVIN RHODA,

GRANTEE.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged, Grantor, DENVER DALE WATSON and wife, DOROTHY L. WATSON, do hereby sell, convey and warrant unto Grantee, MARVIN RHODA, the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

Commencing at the southwest corner of the Southeast 1/4 of Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, runs thence forth 89°36'30" East, a distance of 1336.03 feet to the true point of beginning; thence run North 5°10' West, 420 feet to a point north boundary line of the property of Laura Pearl Hardin; thence running north 89°36'30" East, 101 feet to a point on the north boundary line of the Laura Pearl Hardin property, thence south and in a perpendicular manner and parallel to the west boundary line, a distance of 420 feet to a point on the south boundary line of the Laura Pearl Hardin property, thence westwardly a distance of 101 feet to the true point of beginning. It being the intent of Grantor to describe and convey the parcel of property as conveyed unto them as recorded in Deed Book 144, Page 458 in the office of the Chancery Clerk of DeSoto County, Mississippi.

LESS AND EXCEPT the right of way for Goodman Road and the power line easement to Mississippi Power and Light Company of the south boundary

LESS AND EXCEPT 0.08 acres, more or less, conveyed to Mississippi State Highway Commission as recorded in Deed Book 241, Page 499 in the office of the Chancery Clerk of DeSoto County, Mississippi.

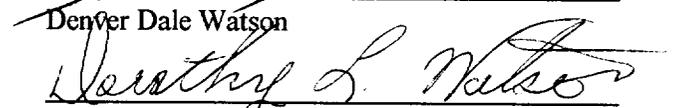
INDEXING INSTRUCTIONS: Southeast 1/4 of Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record including, but not limited to, Deed Book 41, Page 50; Right of Ways to Mississippi Power and Light Company in Deed Book 25, Page 620, Deed Book 50, Page 227, Deed Book 60, Page 333 and Deed Book 80, Page 457; Right of Ways to Texas Gas Transmission in Deed Book 37, Page 20, Deed Book 46, Page 144, all of which are of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

Specifically excluded from this Deed are the terms and conditions of a Lease Agreement dated December 18, 2000 between Dale's Auto Parts and Service, Inc. and Optima Outdoor Media, a Florida Corporation with an initial term of twenty (20) years with an option to renew.

Taxes for the year 2001 are to be paid by Grantor and possession is to be given with the delivery of this Deed.

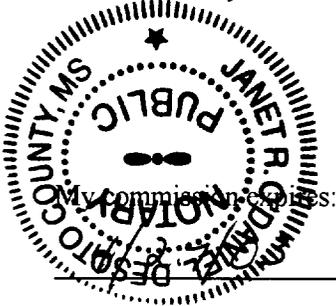
WITNESS the signature of the Grantor, this the 31st day of December, 2001.

  
Denver Dale Watson  
  
Dorothy L. Watson

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Denver Dale Watson and wife, Dorothy L. Watson, who acknowledge that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 31st of December, 2001.



*Janet R. Orlan*  
\_\_\_\_\_  
Notary Public

~~GRANTOR~~ Grantor Address: 2224 GOODMAN RD HORN LAKE MS 38637

Grantor Telephone Number: Home- 662 349-0859 Work- 662 349-8893

~~GRANTEE~~ Grantee Address: 6560 McCain Drive, Southaven, MS 38671

Grantee Telephone Number: Home- 901 359-5397 Work- 901 359-5397