

STATE OF MISSISSIPPI
2001
OFFICE C
342

202 STATE MS. - DESOTO CO.
JAN 3 2 43 PM '02
50257 407 PG 514
BK W.E. DAVIS ON GLK.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and entered into this 21st day of December, 2001 by and between EXXONMOBIL PIPELINE COMPANY, a Delaware corporation, formerly known as Exxon Pipeline Company, Grantor and EXXONMOBIL OIL CORPORATION, a New York corporation, Grantee.

WITNESSETH

That, for and in consideration of Ten 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 sell, convey and specially warrant, except as hereinafter set forth, unto the Grantee the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Please see Exhibit "A" attached hereto for complete legal description

TO HAVE AND TO HOLD unto the Grantee, its successors 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.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

IN TESTIMONY WHEREOF, witness the signatures of the Grantor on this 21st day of December, 2001.

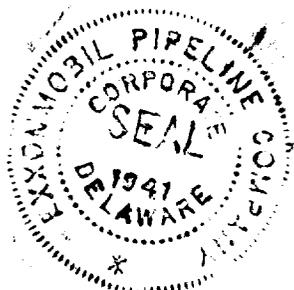
GRANTOR:

EXXONMOBIL PIPELINE COMPANY,
formerly known as Exxon Pipeline
Company

ATTEST:

MR Harris
Its: Corporate Secretary

By: R A Rabinow ^{LAW} JRM
Name: R. A. RABINOW
Title: PRESIDENT

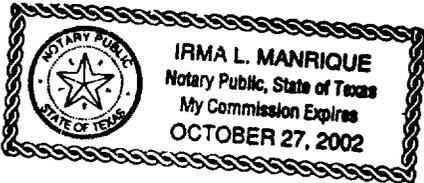


STATE OF MISSISSIPPI
DESO...
20 EAST... SUITE C
B... 39042
... 3905

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named B. A. Rabinow, who stated and acknowledged that he is the President of ExxonMobil Pipeline Company, a Delaware corporation, formerly known as Exxon Pipeline Company, and that as such, he executed, signed and delivered the above and forgoing instrument on the year and date therein stated, for on behalf of said corporation, being first duly authorized so to do.

GIVEN UNDER MY HAND and official seal this 21st day of December, 2001.



Irma L. Manrique
NOTARY PUBLIC

MY COMMISSION EXPIRES:

October 27, 2002

GRANTOR:
Exxon Mobil Pipeline
800 Bell Street
Houston, TX, 77002
281-360-4422
na

GRANTEE:
Exxon Mobil Oil Corporation
3225 Gallows Road
Fairfax, VA, 22037
703-846-4511
na

EXHIBIT "A" TO WARRANTY DEED FROM
EXXONMOBIL PIPELINE COMPANY TO EXXONMOBIL OIL CORPORATION

LEGAL DESCRIPTION HEREBY ATTACHED AS EXHIBIT "A-1"

BEING A LEGAL DESCRIPTION OF PART OF LOT 1 AND PART OF LOT 2 OF THE PECAN GROVE COMMERCIAL SUBDIVISION RECORDED IN PLAT BOOK 36 PAGE 20 AT THE CHANCERY COURT CLERK'S OFFICE OF DESOTO COUNTY (CCCODC), MISSISSIPPI, BEING PART OF THE BROADMOOR INVESTMENT CORP. PROPERTY DESCRIBED IN DEED BOOK 277 - PAGE 128 (CCCODC) SAID SUBDIVISION BEING LOCATED IN SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI AND SAID PROPERTY DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 7 WEST AND DESCRIBED AS:

BEGINNING AT A SET IRON PIN AT THE INTERSECTION OF THE PRESENT WESTERLY LINE OF TCHULAHOMA ROAD (A PUBLIC PAVED ROAD - WIDTH VARIES) AND THE SOUTHERLY LINE OF PECAN GROVE SUBDIVISION (PLAT BOOK 28 - PAGE 23, CCCODC), SAID POINT OF BEGINNING BEING 315.3 NORTH OF AND 53.9 FEET WEST OF THE SOUTHEAST CORNER OF ABOVE SAID SECTION 29; THENCE SOUTH 02 DEGREES 21 MINUTES 10 SECONDS EAST ALONG SAID WESTERLY LINE OF TCHULAHOMA ROAD 126.28 FEET TO A SET IRON PIN AT AN ANGLE POINT IN THE NORTH R.O.W. OF MISSISSIPPI STATE HWY 302 (GOODMAN RD. AS WIDENED); THENCE SOUTH 60 DEGREES 40 MINUTES 50 SECONDS WEST ALONG SAID NORTH R.O.W. LINE - 206.60 FEET TO AN ANGLE POINT (SET IRON PIN) IN SAID R.O.W.; THENCE SOUTH 88 DEGREES 32 MINUTES 50 SECONDS WEST ALONG SAID NORTHERLY LINE 107.17 FEET TO SET IRON PIN IN THE EASTERLY LINE OF LOT 3 OF SAID PECAN GROVE COMMERCIAL SUBDIVISION (P.B. 28, PG 23); THENCE NORTH 01 DEGREES 18 MINUTES 44 SECONDS WEST ALONG SAID EASTERLY LINE OF LOT 3 A DISTANCE OF 223.54 FEET TO A SET IRON PIN IN THE SAID SOUTHERLY LINE OF PECAN GROVE SUBDIVISION; THENCE NORTH 88 DEGREES 41 MINUTES 16 SECONDS EAST ALONG SAID SOUTHERLY LINE 287.28 FEET TO THE POINT OF BEGINNING CONTAINING 55,674 FEET OR 1.278 ACRES, MORE OR LESS.

EXHIBIT A-1