

WARRANTY DEED

STATE MS.-DE SOTO CO.
FILED *me*APR 11 12 53 PM '02 *me*BK 416 PG 377
W.F. DAVIS CH. CLK.]

DALE W. BRADSHAW AND TERRY FORTWENGLER, Grantors, to

THE PARK AT PIGEON ROOST HOMEOWNERS ASSOCIATION, INC., a Mississippi Corporation,
Grantees.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, We, the undersigned grantors, do hereby **SELL, CONVEY, AND WARRANT** unto **The Park at Pigeon Roost Homeowners Association, Inc.**, the following described real property, together with all appurtenances and improvements located thereon, said real property being situated in DeSoto County, Mississippi, and being more particularly described as follows to wit:

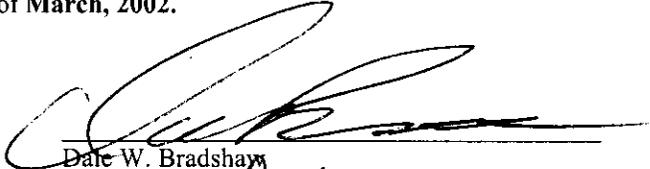
See attached Exhibit A for legal description of property being herein conveyed.

This being part of the same property conveyed to Grantor herein by Warranty Deed of record at Book 386, Page 001, in said Chancery Clerk's Office.

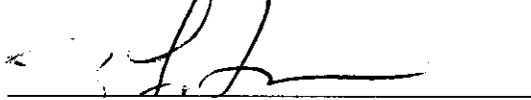
This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 77, Page 14-15, Subdivision Restrictions at Book 406, Page 534, and Easements of record at Book 150, Page 61, and Book 384, Page 24, in said Chancery Clerk's Office, and subject to 2002 real property taxes, not yet due or payable, which purchaser agrees to assume and pay.

Possession is to be given with delivery of the Deed.

WITNESS the signature of the Grantors this the 4th day of **March, 2002**.



Dale W. Bradshaw



Terry Fortwengler

STATE OF TENNESSEE
COUNTY OF SHELBY

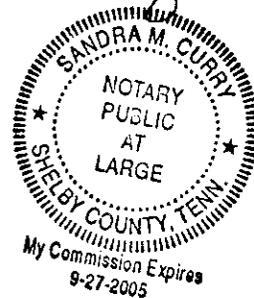
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dale W. Bradshaw and Terry Fortwengler**, to me known (or proved to me on the basis of satisfactory evidence to be) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th day of **March, 2002**.

Sandra M. Curry

Notary Public

My Commission Expires:



Tax ID:

Property Address:
Part of The Park at Pigeon Roost S/D
Olive Branch, MS 38654

Grantor's Address:
Dale W. Bradshaw
Terry Fortwengler
4201 Lakecrest Cove
Olive Branch, MS 38654

Office: (662) 893-7836
Home: None

Grantee's Address:
The Park at Pigeon Roost HOA

4201 Lakecrest Cove
Olive Branch, MS 38654

Office: (662) 893-7836
Home: None

Prepared by and return to:
E. Dale Jamieson, Attorney
350 New Byhalia Road
Collierville, TN 38017
(901) 853-1532

RUSSELL

**RUSSELL & COMPANY**
ENGINEERS SURVEYORS6760 GOODMAN ROAD • P.O. BOX 1457
OLIVE BRANCH, MS 38654
662-893-3377 FAX 662-893-3379

Legal Description of the centerline of a 10 foot wide utility easement being designated for telephone cable, being located in part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi and is more particularly described as follows:

Commencing at an iron pin found at the Northwest Corner of Lot # 24 of Holiday Hills Subdivision as recorded in Plat Book 11, Page 11 in the office of the Chancery Clerk in the DeSoto County Courthouse, run thence North 45 degrees 03 minutes 18 seconds East, 469.85 feet along the South line of said subdivision to a point; thence South 44 degrees 56 minutes 42 seconds East, 795.14 feet to the True Point of Beginning for the herein described easement centerline; thence North 52 degrees 54 minutes 17 seconds East, 200.24 feet to a point on the South right-of-way line of Mississippi State Highway No. 178, said point being the endpoint of the herein described easement centerline, said description being subject to all codes, restrictions, regulations, easements and rights-of-way of record.

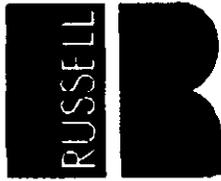
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Commencing at an iron pin found at the Northwest Corner of Lot # 24 of Holiday Hills Subdivision as recorded in Plat Book 11, Page 11 in the office of the Chancery Clerk in the DeSoto County Courthouse, run thence North 45 degrees 03 minutes 18 seconds East, 521.43 feet along the South line of said subdivision to a point; thence South 44 degrees 56 minutes 42 seconds East, 316.30 feet to the True Point of Beginning for the herein described easement centerline; thence North 47 degrees 16 minutes 13 seconds East, 200.28 feet to a point on the South right-of-way line of Mississippi Highway No. 178, said point being the endpoint of the herein described centerline, said description being subject to all codes, restrictions, regulations, easements and rights-of-way of record.

Exhibit A

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Legal Description of a 0.031 ac (1374.55 sq. ft.), more or less, tract of land being known as part of the common space at the Park at Pigeon Roost Subdivision, being located in part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi and is more particularly described as follows:

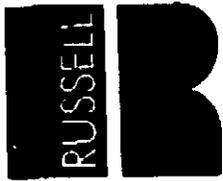
Commencing at an iron pin found at the Northwest Corner of Lot # 24 of Holiday Hills Subdivision as recorded in Plat Book 11, Page 11 in the office of the Chancery Clerk in the DeSoto County Courthouse, run thence North 45 degrees 03 minutes 18 seconds East, 203.99 feet along the South line of said subdivision to a point; thence South 44 degrees 56 minutes 42 seconds East, 154.41 feet to the True Point of Beginning for the herein described tract; thence right around a curve having a radius of 51.50 feet and a chord bearing and length of South 88 degrees 23 minutes 32 seconds West, 10.22 feet for an arc length of 10.24 feet to a point; thence around a curve to the left having a radius of 23.50 feet and a chord bearing and length of South 05 degrees 46 minutes 48 seconds East, 46.30 feet for an arc length of 81.92 feet to a point; thence around a curve to the right having a radius of 51.50 feet and a chord bearing and length of North 80 degrees 02 minutes 53 seconds East, 10.22 feet for an arc length of 10.24 feet to a point; thence around a curve to the right having a radius of 55.50 feet and a chord bearing and length of North 05 degrees 46 minutes 48 seconds West, 44.82 feet for an arc length of 46.13 feet to the point of beginning containing 0.031 ac (1374.55 sq. ft.), more or less, being subject to all codes, restrictions, subdivision regulations, easements and rights-of-way of record. All calls are to back of curb.

Exhibit A

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Legal Description of a 0.013 ac (571.70 sq. ft.), more or less, tract of land being known as part of the common space at the Park at Pigeon Roost Subdivision, being located in part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi and is more particularly described as follows:

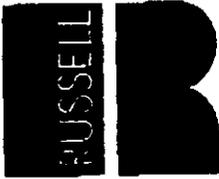
Commencing at an iron pin found at the Northwest Corner of Lot # 24 of Holiday Hills Subdivision as recorded in Plat Book 11, Page 11 in the office of the Chancery Clerk in the DeSoto County Courthouse, run thence North 45 degrees 03 minutes 18 seconds East, 346.09 feet to a point; thence South 44 degrees 56 minutes 42 seconds East, 153.11 feet to the True Point of Beginning for the herein described tract; thence around a curve to the right having a radius of 55.50 feet and a chord bearing and length of South 89 degrees 16 minutes 50 seconds East, 30.21 feet for an arc length of 30.59 feet to a point; thence around a curve to the right having a radius of 66.50 feet and a chord bearing and length of North 06 degrees 51 minutes 14 seconds West, 12.24 feet for an arc length of 12.26 feet to a point; thence around a curve to the left having a radius of 13.50 feet and a chord bearing and length of North 89 degrees 16 minutes 50 seconds West, 26.98 feet for an arc length of 41.33 feet to a point; thence around a curve to the right having a radius of 66.50 feet and a chord bearing and length of South 08 degrees 17 minutes 34 seconds West, 12.24 feet for an arc length of 12.26 feet to the Point of Beginning containing 0.013 ac (571.70 sq. ft.), more or less, being subject to all codes, restrictions, subdivision regulations, easements and rights-of-way of record. All calls are to back of curb.

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Legal Description of a 0.031 ac (1364.60 sq. ft.), more or less, tract of land being known as part of the common space at the Park at Pigeon Roost Subdivision, being located in part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi and is more particularly described as follows:

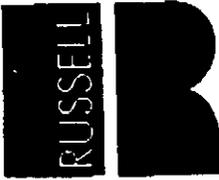
Commencing at an iron pin found at the Northwest Corner of Lot # 24 of Holiday Hills Subdivision as recorded in Plat Book 11, Page 11 in the office of the Chancery Clerk in the DeSoto County Courthouse, run thence North 45 degrees 03 minutes 18 seconds East, 244.17 feet to a point; thence South 44 degrees 56 minutes 42 seconds East, 590.87 feet to the True Point of Beginning for the herein described tract; thence around a curve to the left having a radius of 59.00 feet and a chord bearing and length of North 85 degrees 06 minutes 30 seconds East, 42.78 feet for an arc length of 43.78 feet to a point; thence around a curve to the right having a radius of 23.50 feet and a chord bearing and length of South 70 degrees 22 minutes 34 seconds West, 44.09 feet for an arc length of 90.46 feet to a point; thence around a curve to the left having a radius of 51.50 feet and a chord bearing and length of North 05 degrees 36 minutes 09 seconds West, 11.21 feet for an arc length of 11.24 feet to the point of Beginning containing 0.031 ac (1364.60 sq. ft.), more or less, being subject to all codes, restrictions, subdivision regulations, easements and rights-of-way of record. All calls are to back of curb.

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Legal Description of a 0.031 ac (1353.34 sq. ft.), more or less, tract of land being known as part of the common space at the Park at Pigeon Roost Subdivision, being located in part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi and is more particularly described as follows:

Commencing at an iron pin found at the Northwest Corner of Lot # 24 of Holiday Hills Subdivision as recorded in Plat Book 11, Page 11 in the office of the Chancery Clerk in the DeSoto County Courthouse, run thence North 45 degrees 03 minutes 18 seconds East, 348.95 feet along the South line of said subdivision; thence South 44 degrees 56 minutes 42 seconds East, 587.70 feet to the True Point of Beginning for the herein described tract; thence around a curve to the right having a radius of 50.50 feet and a chord bearing and length of South 13 degrees 32 minutes 34 seconds East, 14.82 feet for an arc length of 14.87 feet to a point; thence around a curve to the right having a radius of 59.00 feet and a chord bearing and length of South 07 degrees 05 minutes 20 seconds West, 24.92 feet for an arc length of 25.11 feet to a point; thence around a curve to the left having a radius of 23.50 feet and a chord bearing and length of North 00 degrees 34 minutes 40 seconds West, 39.14 feet for an arc length of 101.40 feet to the Point of Beginning containing 0.031 ac (1353.34 sq. ft.), more or less, being subject to all codes, restrictions, subdivision regulations, easements and rights-of-way of record. All calls are to back of curb.

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Legal Description of a 0.022 ac (975.12 sq. ft.), more or less, tract of land being known as part of the common space at the Park at Pigeon Roost Subdivision, being located in part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi and is more particularly described as follows:

Commencing at an iron pin found at the Northwest Corner of Lot # 24 of Holiday Hills Subdivision as recorded in Plat Book 11, Page 11 in the office of the Chancery Clerk in the DeSoto County Courthouse, run thence North 45 degrees 03 minutes 18 seconds East, 390.03 feet along the South line of said subdivision to a point; thence South 44 degrees 56 minutes 42 seconds East, 542.84 feet to the True Point of Beginning for the herein described tract;

Thence North 48 degrees 41 minutes 55 seconds East, 101.28 feet to a point; thence around a tangential curve to the right having a radius of 4.50 feet and a chord bearing and length of South 41 degrees 18 minutes 05 seconds East, 9.00 feet for an arc length of 14.14 feet to a point; thence South 48 degrees 41 minutes 55 seconds West, 101.28 feet to a point; thence around a curve to the right having a radius of 4.50 feet and a chord bearing and length of North 41 degrees 18 minutes 05 seconds West, 9.00 feet for an arc length of 14.14 feet to the Point of Beginning containing 0.022 ac (975.12 sq. ft.), more or less, being subject to all codes, restrictions, subdivision regulations, easements and rights-of-way of record. All calls are to back of curb.

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LEGAL DESCRIPTION OF A 1.29, MORE OR LESS ACRE TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, *OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, AND IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT #24 OF HOLIDAY HILLS SUBDIVISION SECTION "B" AS PER PLAT BOOK 11, PAGE 11; THENCE SOUTH 53 DEGREES 15 MINUTES 35 SECONDS EAST 758.50 FEET TO A 1/2" REBAR SET ON THE NORTHEAST LINE OF LOT #57 OF HOLIDAY HILLS SUBDIVISION SECTION "C" AS PER PLAT BOOK 27, PAGE 9, ALSO BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT. THENCE NORTH 52 DEGREES 54 MINUTES 17 SECONDS EAST 129.86 FEET TO A 1/2" REBAR SET; THENCE SOUTH 52 DEGREES 09 MINUTES 38 SECONDS EAST 416.82 FEET TO A 1/2" REBAR SET; THENCE SOUTH 09 DEGREES 53 MINUTES 05 SECONDS WEST 130.84 FEET TO A 1/2" REBAR SET; THENCE NORTH 53 DEGREES 15 MINUTES 35 SECONDS WEST 512.00 FEET ALONG NORTHEAST LINE OF SAID HOLIDAY HILLS SECTION "C" PLAT BOOK 27, PAGE 9 TO THE POINT OF BEGINNING, CONTAINING 1.29, MORE OR LESS ACRES (58,017, MORE OR LESS, SQUARE FEET) OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS, REVISIONS, EASEMENTS, SUBDIVISION COVENANTS, AND RIGHTS OF WAY OF RECORD.

DATED MARCH 9, 2001_DLO

*of Section 34, Township 1 South, Range 6 West,