

RAYMOND EUGENE TURMAN, SR, et ux, GRANTOR

TO

WARRANTY DEED

CHURCH ROAD ASSOCIATES, LLC, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, RAYMOND EUGENE TURMAN, SR and wife, JEWELL G. TURMAN, hereby sells, conveys, and warrants unto the Grantee, CHURCH ROAD ASSOCIATES, LLC, a MISSISSIPPI LIMITED LIABILITY COMPANY the land in DeSoto County, Mississippi, being more particularly described as follows:

24.389 acres more or less in the Northeast quarter of Section 11, Township 2 South, Range 8 West, DeSoto County, Mississippi, more fully described on Exhibit A, attached hereto.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. and Taxes for 2002 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession will be given on delivery of this deed.

EXECUTED this the 19th day of April, 2002.

STATE MS. - DESOTO CO. *re*
FILE

APR 22 2 30 PM '02

BK 417 PG 200
W.E. DAVIS CH. CLK.

Raymond Eugene Turman, Sr.
RAYMOND EUGENE TURMAN, SR
Jewell G. Turman
JEWELL G. TURMAN
GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named RAYMOND EUGENE TURMAN, SR. and JEWELL G. TURMAN, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 19th day of April, 2002.

Janie E. Umack
Notary Public

My Commission Expires:

April 23 2004

GRANTOR'S ADDRESS: 461 East Peace Street
Canton, MS 39046
Home #: (601) 859-4409 Business #: (601)354-5511

GRANTEE'S ADDRESS: 6263 Poplar Ave, Suite 950
Memphis, TN 38119-4729
Home #: () N/A Business #: (901)767-3372

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(662) 429-5277
(901) 521-9292
jpw turman warranty deed 2244wa

PROPERTY DESCRIPTION

BEING A SURVEY OF PART OF THE RAYMOND E. TURMAN, SR. PROPERTY AS RECORDED IN BOOK 15B, PAGE 285 AT THE DESOTO COUNTY COURT CLERKS OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF U.S. HIGHWAY 51, SAID POINT BEING 3987.17 FEET NORTH OF AND 1183.35 FEET WEST OF A FOUND AXLE AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 8 WEST; SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE TURMAN, INC. PROPERTY (BOOK 293, PAGE 201); THENCE N87°49'28"W ALONG THE NORTH LINE OF THE SAID TURMAN, INC. PROPERTY A DISTANCE OF 879.92 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE CAROLE D. JOHNSON PROPERTY (BOOK 244, PAGE 73); THENCE N12°48'30"W ALONG THE EAST LINE OF THE SAID JOHNSON PROPERTY AND ALONG THE EAST LINES OF LOTS 132 AND 131 OF SECTION "E" OF THE ALDEN STATION SUBDIVISION (PLAT BOOK 69, PAGE 17) A DISTANCE OF 988.41 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 131, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF THE TURO SUBDIVISION (PLAT BOOK 25, PAGE 4); THENCE N0°24'57"E ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 364.34 FEET TO A POINT ON THE SOUTH LINE OF CHURCH ROAD, SAID POINT BEING 53.00 FEET SOUTH OF THE CENTERLINE OF SAID CHURCH ROAD; THENCE S88°05'57"E ALONG THE SOUTH LINE OF SAID CHURCH ROAD A DISTANCE OF 47.72 FEET TO A POINT; THENCE S88°13'17"E AND CONTINUING ALONG THE SOUTH LINE OF SAID CHURCH ROAD A DISTANCE OF 353.16 FEET TO A POINT, SAID POINT BEING 53.00 FEET SOUTH OF THE CENTERLINE OF SAID CHURCH ROAD; THENCE S87°30'41"E AND CONTINUING ALONG THE SOUTH LINE OF SAID CHURCH ROAD A DISTANCE OF 140.90 FEET TO A FOUND RIGHT-OF-WAY MARKER, SAID MARKER BEING 54.75 FEET SOUTH OF THE CENTER LINE OF SAID CHURCH ROAD; THENCE S51°49'17"E A DISTANCE OF 261.77 FEET TO FOUND RIGHT-OF-WAY MARKER, SAID MARKER BEING 54.79 FEET WEST OF THE CENTERLINE OF SAID U.S. HIGHWAY 51; THENCE S15°17'58"E ALONG THE WEST LINE OF SAID U.S. HIGHWAY 51 A DISTANCE OF 314.94 FEET TO A FOUND RIGHT-OF-WAY MARKER, SAID MARKER BEING 59.84 FEET WEST OF THE CENTERLINE OF SAID U.S. HIGHWAY 51; THENCE S15°15'22"E AND CONTINUING ALONG THE WEST LINE OF SAID U.S. HIGHWAY 51 A DISTANCE OF 300.04 FEET TO A POINT; THENCE S16°12'21"E AND CONTINUING ALONG THE WEST LINE OF SAID U.S. HIGHWAY 51 A DISTANCE OF 500.00 FEET TO A FOUND RIGHT-OF-WAY MARKER, SAID MARKER BEING 65.00 FEET WEST OF THE CENTERLINE OF SAID U.S. HIGHWAY 51; THENCE S26°48'45"E AND CONTINUING ALONG THE WEST LINE OF SAID U.S. HIGHWAY 51 A DISTANCE OF 81.53 FEET TO A FOUND RIGHT-OF-WAY MARKER, SAID MARKER BEING 50.00 FEET WEST OF THE CENTERLINE OF SAID U.S. HIGHWAY 51; THENCE S16°13'06"E AND CONTINUING ALONG THE WEST LINE OF SAID U.S. HIGHWAY 51 A DISTANCE OF 36.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,062,382 SQUARE FEET, OR 24.389 ACRES.