

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned SOUTHCENTRAL DEVELOPMENT, LLC, hereinafter referred to as the GRANTOR, and KMB TIRE CENTER, LLC, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEE to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, SOUTHCENTRAL DEVELOPMENT, LLC, the GRANTORS does hereby and by these presents sell, convey, and warrant unto KMB TIRE CENTER, LLC, the GRANTEE, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 2 South Central Subdivision, First Revision, located in Section 18, Township 3, Range 7, City of Hernando, DeSoto County, Mississippi, as found at Plat Book 78 Page 34 in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which recorded plat reference is hereby made for a more particular description of said lot.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the

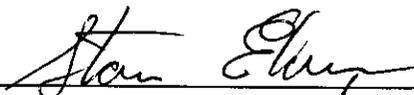
subject property; and is further limited to the restrictive covenants, building restrictions and easements of record including but not limited to those as found of record with the recorded plat of said subdivision.

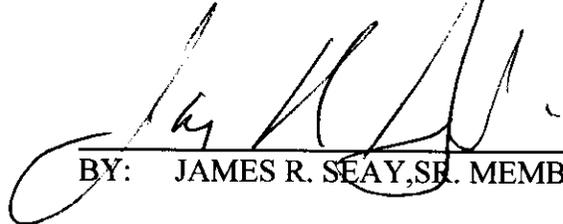
Taxes and assessments against said property for the year 2002 shall be prorated as of the date of this deed and taxes and assessments for the year 2003 shall be the responsibility of the GRANTEE, and/or it's successors in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 24th day of May, 2002.

SOUTHCENTRAL DEVELOPMENT, LLC


BY: STAN ELAM, MEMBER


BY: JAMES R. SEAY, SR. MEMBER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

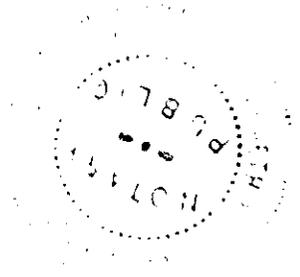
Personally appeared before me, the undersigned authority in and for the said county and state, on this the 24th day of May, 2002, within my jurisdiction, the within named STAN ELAM and JAMES R. SEAY, SR., who acknowledged that they are MEMBERS of SOUTHCENTRAL DEVELOPMENT, LLC, a Mississippi Limited Liability Company, and that for and on behalf of the said limited liability company, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said SOUTHCENTRAL DEVELOPMENT, LLC so to do.



NOTARY PUBLIC

My Commission Expires:

9-24-2003
(SEAL)



GRANTORS' ADDRESS:
193 East Commerce Street
Hernando, MS 38632
RES. TEL.: n/a
BUS. TEL.: 662-429-6648

GRANTEES' ADDRESS:
277 Gaslight Cove
Hernando, MS 38632
RES. TEL.: n/a
BUS. TEL.: n/a

Prepared by:
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HERNANDO, MS 38632
662-429-3469