

STATE MS.-DESOTO CO. A
FILED

AUG 13 2 39 PM '02

BK 426 PG 94
W.E. DAVIS CH. CLK.**WARRANTY DEED**

This Deed of Conveyance is this day made by the undersigned HERBERT H. HAWKS, TRUSTEE of and for the HERBERT H. HAWKS REVOCABLE LIVING TRUST dated September 29, 1997 and ROBERT LUELL WOODS, TRUSTEE of and for the ROBERT LUELL WOODS, REVOCABLE LIVING TRUST dated July 17, 1992, hereinafter referred to as the GRANTORS, and ROBERT P. ANTHONY and wife, TINA M. ANTHONY, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, HERBERT H. HAWKS, TRUSTEE of and for the HERBERT H. HAWKS REVOCABLE LIVING TRUST dated September 29, 1997 and ROBERT LUELL WOODS, TRUSTEE of and for the ROBERT LUELL WOODS, REVOCABLE LIVING TRUST dated July 17, 1992, the GRANTORS do hereby and by these presents sell, convey, and warrant unto ROBERT P. ANTHONY and wife, TINA M. ANTHONY, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Description of a 33.9795 acre tract #1 in the south ½ of sections 4 & 5. T-3-S, R-5-W, DeSoto County, Mississippi being part of the Byhalia Creek Farms Inc. Property as recorded in warranty deed book 128, page 95-102 in the Chancery Clerks office of DeSoto County, being more particularly described as follows: Beginning at 3/8" re-bar w/cap #1813 (found) in the east line of lot 16 of Pine Ridge subdivision as recorded in plat book 59 page 42. N 1 degree 01' 22" W 344.26' from the north line of Pine Ridge East road as measured along the east line of said lot 16, said point being S 54 degrees, 27', 55" W 1669.45' from the Northwest corner of the Southwest 1/4 of said section 4; thence S 89 degrees 25' 08" E 3764.11' to a cotton picker spindle (found) in the centerline of Myers road; thence southwardly along the centerline of Myers road the following courses to mag. nails (set): S 15 degrees 01' 54" W 69.03', S 15 degrees 58' 31" W 237.26', S 12 degrees 49' 54" W 45.63' to a cotton picker spindle (set); thence leaving Myers road N 89 degrees 13' 00" W 1197.18' to a 3/8 " re-bar w/cap (set); thence N 0 degrees 34' 52" E 168.52' to a 3/8 " re-bar w/cap (set); thence N 89 degrees 31' 23" W 1052.23' to a 3/8" re-bar w/cap (set); thence S 57 degrees 52' 58" W 1673.37' to a 3/8" re-bar w/cap (set) in the east line of said Pine Ridge subdivision: thence Northwardly along the east line of said Pine ridge subdivision as evidenced by an old wire fence the following courses to metal post (found): thence N 2 degrees 06' 08" W 133.36'; N 0 degrees 35' 22" E 542.01'; N 0 degrees 18' 35" W 53.99'; thence N 1 degrees 01' 22" W 344.26' to the point of beginning containing 1,480, 145.73 sq. ft. or 33.9795 acres. As per survey of Thomas W. King, Jr., Land Surveyor dated July 16, 2002. Said property being located in the northwest quarter of Section 4 and the northeast quarter of Section 5.

Subject to DeSoto County Subdivision and Zoning Regulations.

Subject to any easements of record for utilities.

Subject to Right-of-way in Myers road.

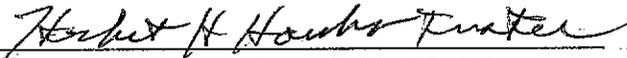
The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; subject to a easement to Home Telephone Company in Deed Book 180 Page 470 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

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 GRANTEES, and/or their successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

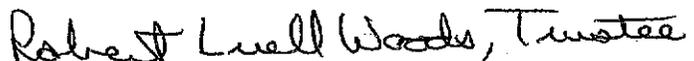
Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 9th day of August, 2002.

HERBERT H. HAWKS REVOCABLE LIVING
TRUST DATED SEPTEMBER 29, 1997.


BY: HERBERT H. HAWKS, TRUSTEE

ROBERT LUELL WOODS, REVOCABLE
LIVING TRUST dated July 17, 1992.


BY: ROBERT LUELL WOODS, TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of August, 2002, within my jurisdiction, the within named Herbert H. Hawks, Trustee of the HERBERT H. HAWKS REVOCABLE LIVING TRUST DATED SEPTEMBER 29, 1997, who acknowledged that he is the Trustee of and for the Herbert H. Hawks Revocable Living Trust dated September 19, 1997 and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

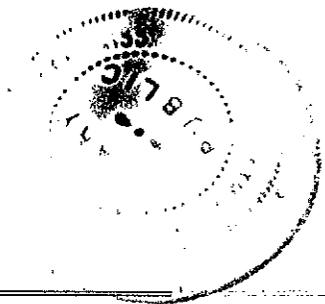


NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003

(SEAL)



STATE OF MISSISSIPPI
COUNTY OF DESOTO

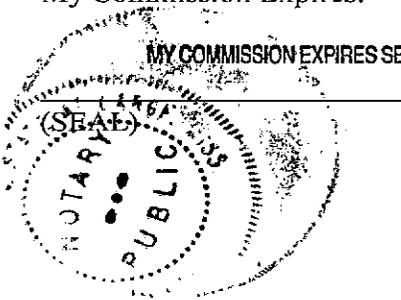
Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of August, 2002, within my jurisdiction, the within named Robert Luell Woods, Trustee of the ROBERT LUELL WOODS, REVOCABLE LIVING TRUST dated July 17, 1992, who acknowledged that is the Trustee of and for the Robert Luell Woods Living Trust dated July 17, 1992 and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.



NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003



GRANTORS' ADDRESS:

P.O. Box 5067

Holly Springs, MS 38634

RES. TEL.:

BUS. TEL.: 662-252-2333

GRANTEES' ADDRESS:

7204 Fox Trot Cove

Olive Branch, Mississippi 38654

RES. TEL.: 662-890-2100

BUS. TEL.: 662-893-6369

Prepared by:

KENNETH E. STOCKTON

ATTORNEY AT LAW

5 WEST COMMERCE STREET

HERNANDO, MS 38632

662-429-3469

2002-152