

AUG 14 10 24 AM '02

BK 426 PG 140
W.E. DAVIS CH. CLK.

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

EULO LOYD,

Grantor

TO

WARRANTY DEED

FERRELL PROPERTIES,

Grantee

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **EULO LOYD**, do hereby grant, bargain, sell, convey, and warrant to **FERRELL PROPERTIES, a General Partnership**, that certain real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described in and by **DESCRIPTION** attached hereto and made a part hereof for all purposes as fully and completely as if copied in words and figures herein. Grantor further conveys and warrants to said Grantee the asphalt plant and all of its accessories and the rock crusher and all of its accessories, both of which are situated upon said real property, and Grantor shall remove any and all other personal property situated upon said real property within thirty (30) days from this date or ownership thereof shall be forfeited to Grantee herein to do with as it pleases.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; and subject to taxes for the year 2002 and all subsequent years. Said property is conveyed "as is" and Grantee assumes any and all liability for any Order, Citation, or other action by or through EPA, OSHA, or any other Federal, State, or local governmental or regulatory organization.

Taxes for the year 2002 are being pro-rated on an estimated basis to the date of this conveyance. Grantor shall be liable to Grantee for any shortage in such estimated amount which may be determined upon publication of such taxes. Taxes for the your 2002 and all subsequent years are to be the responsibility and liability of Grantee, its successors and/or assigns.

Possession of such real property shall be delivered to Grantee upon delivery of this Deed.

Witness my signature, this the 13th day of August, 2002.

EULO LOYD

Mr. Eulo Loyd
365 E. South Street
Hernando, MS 38632
Home: (662) 429-
Work: Retired

Ferrell Properties
2174 E. Person Ave.
Memphis, TN 38114
Home: N/A
Work: (901) 324-3894

**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 **EULO LOYD**, who acknowledged that he signed and delivered the above and foregoing **WARRANTY DEED** as his free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 13th day of August, 2002.

NOTARY PUBLIC

DESCRIPTION:**TRACT I**

1.18 Acres, more or less, being the south part of Lot B of a 4 acre tract in Section 19, Township 3 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows:

Commencing at the intersection of the east line of the Illinois Central Railroad (100 feet wide) and the north line of Section 19, Township 3 South, Range 7 West; thence South 521.31 feet along the said east right of way of said railroad to a point; thence South 88.0 feet along said railroad right of way to the southwest corner of a 60 foot wide right of way for Vaiden Drive; thence North 89 degrees 55' East 429.13 feet along the south right of way for Vaiden Drive to a point in the west right of way of McCracken Road (75 feet wide); thence South 17 degrees 00' East 211.43 feet along said right of way of McCracken Road to the southeast corner of Lot A of said 4.0 acre tract; thence South 17 degrees 00' East along the west right of way of McCracken Road 150.0 feet to a point, which point is the Southeast corner of that certain 0.82 acre tract conveyed to J. MALCOLM HARRIS by Deed dated December 22, 1999, and of record in Deed Book 364, Page 767, and being the POINT OF BEGINNING; thence continuing South 17 degrees 00' East along the west right of way of McCracken Road 300.0 feet to a point, said point being the Southeast corner of this said Lot B, and being the northeast corner of a 70-foot wide parcel shown in Deed Book 163, Page 35; thence West 132.69 feet to the northwest corner of said 70 foot wide parcel, and being a point in the east right of way of said railroad; thence North 29 degrees 16' West 105.01 feet along said railroad right of way to a point; thence North 32 degrees 40' West 200.93 feet to a point, said point being the Southwest corner of the said 0.82 acre M. Malcolm Harris tract; thence North 71 degrees 38' East 211.59 feet along the south line of said 0.82 acre tract to the Point of Beginning, and containing 1.18 acres, more or less, and being the south part of that certain 2.00 acre lot known as Lot B, and as conveyed to Eulo Loyd by Deed dated September 4, 1985, and being of record in Deed Book 181, Page 359, all of the records of DeSoto County, Mississippi.

TRACT II

A 70 foot wide parcel as part of the McIngvale Tract in Part of Section 19, Township 3 South, Range 7 West, DeSoto County, Mississippi.

Beginning at the intersection of the east line of the Illinois Central Railroad (100 feet wide) and the north line of Section 19, Township 3 South, Range 7 West; thence south 521.31 feet along the said east right of way of said railroad to a point; thence east 467.11 feet along the south line of the Murphy Beverage Co. lot to the southeast corner of said lot and a point in the west right of way of McCracken Road (75 feet wide); thence south 800.6 feet along the west right of way of said road to the northeast corner of lot 1 of McCracken Road Industrial Park, Section "A", said point being the point of beginning of the following lot: thence south 73 deg. 07 min. west 121.7 feet along the north line of said lot 1 to the northwest corner of said lot 1; thence north 25 deg. 52 min. west 70 feet along the east right of way of the Illinois Central Gulf Railroad to a point; thence north 72 deg. 44 min. east 132.69 feet to a point in the west right of way of McCracken Road; thence south 17 deg. 00 min. east 70 feet to the point of beginning. All bearings are magnetic.

TRACT III

Lot 1, Section "A", McCracken Road Industrial Park, in Section 19, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 20, Page 20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

INDEXING INFORMATION: Being a part of the Northeast Quarter of of Section 19, Township 3 South, Range 7 West, DeSoto County, Mississippi.