

Warranty Deed

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, GRANTOR hereby grants and conveys to GRANTEE all right, title and interest in the real property hereinafter described.

GRANTOR hereby covenants with, and warrants to, GRANTEE that GRANTOR has fee title to the property listed herein, that GRANTOR has the right to sell and convey said property, that the property is unencumbered except as listed below, and that the title and quiet possession will forever be defended against the lawful claims of all persons.

GRANTEE, his heirs, successors and assigns, is to have and hold the property listed herein together with all appurtenances and hereditaments of GRANTOR, in fee simple forever.

GRANTOR: Larry Day, Marianne K. Day, Patricia Ann Bergman

STATE OF MISSISSIPPI
DESOTO CO. *BC BC*

GRANTEE: Victor J. Vowell

JAN 28 10 32 AM '03

SPECIFIC CONSIDERATION:

The sum of Ten Dollars (\$10.00).

BK 436 PG 604
W.E. DAVIS CH. CLK.

LEGAL DESCRIPTION:

State: Mississippi. County: Desoto.

See Exhibit "A" attached.

EXISTING ENCUMBRANCES:

Grantee takes title subject to the following encumbrances: all those of record.

POSSESSION: Grantee is already in possession of the property.

DATE OF EXECUTION: 21st day of January, 2003.

Larry Day
LARRY DAY

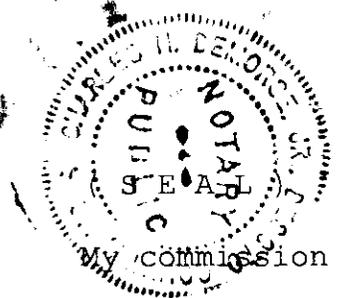
Marianne K. Day
MARIANNE K. DAY

Patricia Ann Bergman
PATRICIA ANN BERGMAN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Larry Day**, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 21st day of January, 2003.



Charles H. Demore
NOTARY PUBLIC

Notary Public State of Mississippi At Large
My Commission Expires: October 31, 2008

My commission expires:

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Marianne K. Day**, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 21st day of January, 2003.



Charles H. Demore
NOTARY PUBLIC

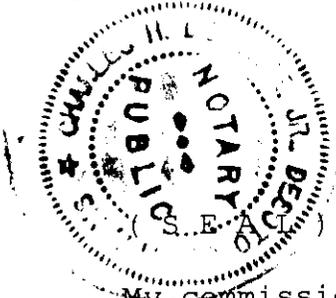
Notary Public State of Mississippi At Large
My Commission Expires: October 31, 2008

My commission expires:

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Patricia Ann Bergman**, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 27th day of January, 2003.



[Handwritten Signature]
NOTARY PUBLIC

Notary Public for the State of Mississippi At Large
My Commission Expires: October 31, 2008

My commission expires:

Grantor's Address:
1990 Austin Road
Nesbit, MS 38651
Tel. (Home) 662- 280-1779
(Work) n/a

Grantee's Address:
5857 Ridgedale
Memphis, TN 38119-7314
Tel. (Home) 901- 7631475
(Work) 901-831-0545

Prepared by, and after recording return to, the office of
Goeldner & Walsh Professional Association
Attorneys at Law
P.O. Box 1468
Southaven, MS 38671-1468
Tel. (662) 342-7700

EXHIBIT A

Four (4) acres situated in the East half of the Northwest Quarter of Section Eight (8), Township Two (2), Range Seven (7) West, and more particularly described as follows:

The middle 4 acres of the West 14 acres of the hereinafter described 34.02 acres, said 4 acres being bounded on the North by the Sular Davis 5 acres tract and bounded on the South by the Sallie Nelson's 5 acre tract (as devised under the Will of Ludonia Hailey, deceased) and with said 34.02 acres being described by metes and bounds, as follows:

Beginning at a point on the East line of the Northwest Quarter of Section 8, Township 2, Range 7 West, that is 5.76 chains South of the Northeast Corner of said Quarter Section; thence South on the Half Section line 17.01 chains to a point; thence West 20 chains to a point; thence North 17.01 chains to a point; thence East 20 chains to the point of beginning. Being the same property conveyed to Grantors by Deed of record in Book 147, Page 3, in the office of the Chancery Clerk of DeSoto County, Mississippi.

AND:

Being the south five acres of the middle ten acres of the East twenty acres of the said 34.02 acre tract of land, said five acres lying immediately north of the Lizzie Saulsbury tract, which is located in the southeast corner of said tract of land, all of the said land being part of the 34.02 acre tract of land, situated in the East half of the Northwest quarter of Section Eight (8), Township Two (2), Range Seven (7) West, DeSoto County, Mississippi, and being the same property conveyed to Luvergia Abrams by Deed of record in Book 123, Page 11, in the office of the Chancery Clerk of DeSoto County, Mississippi; and then conveyed to Patricia Ann Bergman by Deed of record in Book 151, Page 679, in said Clerk's office. Being the same property conveyed to Grantors by Deed of record in Book 159, Page 677, in the office of the Chancery Clerk of DeSoto County, Mississippi. Lying in the NW $\frac{1}{4}$.

Less & Except any part of the property described above which lies within the following 7 Tracts:

1) Beginning at an iron pin found, 1502.82 feet South and 621.29 feet West of the commonly accepted Northeast corner of the Northwest quarter of said Section 8, said pin being the Southwest corner of the Seaton tract and point of beginning; thence North 90-00'-00" West along an existing fence row a distance of 671.92 feet to an iron pin on the East right of way of Davis Road; thence along said right of way North 00-35'-00" East 149.69 feet; thence North 04-33'-00" East 97.12 feet; thence North 8-49'-44" East 95.80 feet; thence North 3-18'-47" East 106.06 feet; thence North 2-35'-34" East 81.69 feet to an iron pin; thence South 90-00'-00" East a distance of 642.58 feet to an iron pin in the West line of the Day-Bergman tract; thence South 00-28'-45" West a distance of 528.68 feet to the point of beginning, containing 8.00 acres, more or less. Lying in the NW $\frac{1}{4}$.

2) 5.0 acre tract located in the Northeast and Southeast Quarters of the Northwest Quarter of Section 8, Township 2 South, Range 7 West, DeSoto County, Mississippi more particularly described as follows:

Beginning at a point that is S01 deg. 37 min. 56 sec. E a distance of 1077.79 feet from the Northeast corner of the Northwest Quarter of Section 8, Township 2 South, Range 7 West, said point being on the East line of said Quarter-Section and being marked with an iron pipe; thence continuing along said East line S01 deg. 37 min. 56 sec. E. a distance of 419.35 feet to a point at the Northeast corner of Dixie Lynn Subdivision and marked with an iron pin; thence S 88 deg. 21 min. 17 sec. W along the North Line of said Subdivision a distance of 622.60 feet to a point marked with an iron pipe; thence N 01 deg. 36 min. 38 sec. W a distance of 279.96 feet to a point marked with an iron pipe; thence N 75 deg. 44 min. 00 sec. E a distance of 637.94 feet to the Point of Beginning; containing 5.0 acres, more or less. Bearings reference to North line of Deed of record.

3) 4.57 acres, more or less, being part of Section "A", Tanglewood Subdivision (an unrecorded minor subdivision), in the northwest quarter of Section 8, Township 2 South, Range 7 West, DeSoto County, Mississippi, more particularly described as Beginning at an iron stake (set) in

the southerly line of Church Road at the northwest corner of Lot No. 8, said stake being 937.86 feet eastwardly and 32.37 feet southwardly from the accepted northwest corner of the Northwest Quarter of Section 8, Township 2 South, Range 7 West; thence south 25 degrees 31' 30" east 857.82 feet across part of Lots No. 8, 7, 6 and 5 to a point, said point being the true point of beginning for the herein described tract; thence south 87 degrees 43' 51" east 45.80 feet to a point in the approximate centerline of Davis Road; thence north 89 degrees 56' 55" east 554.65 feet along the Day's north line to a fence corner; thence north 01 degrees 42' 08" east 254.12 feet to a point; thence north 88 degrees 54' 35" west 181.25 feet to a 1.5 inch steel post; thence north 02 degrees 11' 26" east 146.35 feet to an axle found; thence north 87 degrees 42' 04" west 369.86 feet to a 4 inch iron pipe found; thence south 02 degrees 19' 35" west 419.37 feet to the point of beginning, said tract contains 4.57 acres, more or less. Lying in the NW ¼.

- 4) Millwood One Lot Subdivision as recorded in Plat Book 28, Page 34.
- 5) Day/Burgman-One Lot Subdivision as recorded in Plat Book 31, Page 43.
- 6) That property conveyed to DeSoto County, MS. in Book 247, Page 332.
- 7) Any property which may lie within or west of Davis Road.