

BK 0439 PG 0367

STATE MS. DESOTO CO. *BC*

MAR 7 1 28 PM '03 *R*

BK 439 PG 367
W.E. DAVIS CH. CLK.

File No: 03-282
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
(601) 393-4450

WARRANTY DEED

J & B INVESTMENTS, LLC

GRANTORS

TO

R & W DEVELOPERS, LLC

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, J & B INVESTMENTS, LLC, does hereby sell, convey and warrant unto R & W DEVELOPERS, LLC, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the current year to be pro-rated upon receipt of tax bill.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized representative of said J & B Investments, LLC this 5th day of March, 2003.

J & B INVESTMENTS, LLC

By: *Robert Williams*

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 5th day of March, 2003, within my jurisdiction, the within named Robert L. Williams, Jr. who acknowledged that he is Manager of J & B INVESTMENTS, LLC, and that in said representative capacity he executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.

My Commission expires:

Priscilla C. Reinoso
Notary Public



Grantor's Address:
P. O. Box 167
Southaven, Mississippi 38671
Business: 393-4250

Grantees' Address:
P. O. Box 167
Southaven, Mississippi 38671
Business: 393-4250

EXHIBIT "A"

Legal Description of a 13.58, more or less acre tract of land, being known as Deerchase Subdivision, Section "D" (Proposed), Being located in the Southeast Quarter of the Northwest Quarter and the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 2 South, Range 7 West, City of Southaven, DeSoto County, Mississippi and being further described as follows:

Beginning at a point, said point being North 90 degrees 00 minutes 00 seconds West 1,702.34 feet and South 00 degrees 00 minutes 00 seconds East 1,456.04 feet from the Northeast Corner of Section 4, Township 2 South, Range 7 West, City of Southaven, DeSoto County, Mississippi; Thence South 02 degrees 22 minutes 59 seconds East 140.02 feet to a point; thence North 80 degrees 32 minutes 45 seconds East 122.64 feet to a point; thence along a curve to the left having a radius of 225.00 feet, an arc length of 107.69 feet, a delta of 27 degrees 25 minutes 20 seconds, and a tangent of 54.90 feet to a point; thence South 53 degrees 07 minutes 24 seconds West 107.37 feet to a point; thence South 43 degrees 49 minutes 06 seconds West 77.89 feet to a point; thence South 65 degrees 07 minutes 27 seconds West 192.09 feet to a point; thence along a curve to the left having a radius of 225.00 feet, an arc length of 40.03 feet, a delta of 10 degrees 11 minutes 41 seconds and a tangent of 20.07 feet to a point; thence South 27 degrees 16 minutes 13 seconds East 43.25 feet to a point; thence South 87 degrees 37 minutes 01 seconds West 253.74 feet to a point; thence South 02 degrees 22 minutes 59 seconds East 170.00 feet to a point; thence North 87 degrees 37 minutes 01 seconds East 5.37 feet to a point; thence South 02 degrees 22 minutes 59 seconds East 120.00 feet to a point; thence South 87 degrees 37 minutes 01 seconds West 660.00 feet to a point; thence North 02 degrees 22 minutes 59 seconds West 120.00 feet to a point; thence South 87 degrees 37 minutes 01 seconds West 19.67 feet to a point thence North 02 degrees 22 minutes 59 seconds West 170.00 feet to a point; thence North 87 degrees 37 minutes 01 seconds East 210.00 feet to a point; thence North 02 degrees 22 minutes 59 seconds West 120.00 feet to a point; thence South 87 degrees 37 minutes 01 seconds West 21.06 feet to a point; thence North 02 degrees 22 minutes 59 seconds West 135.00 feet to a point; thence North 87 degrees 37 minutes 01 seconds East 299.00 feet to a point; thence North 02 degrees 22 minutes 59 seconds West 360.00 feet to a point; thence North 87 degrees 37 minutes 01 seconds East 290.00 feet to a point; thence South 02 degrees 22 minutes 59 seconds East 120.00 feet to a point; thence North 87 degrees 37 minutes 01 seconds East 170.00 feet to a point; thence South 02 degrees 22 minutes 59 seconds East 5.29 feet to a point; thence North 87 degrees 37 minutes 01 seconds East 120.00 feet to the Point of Beginning containing 13.58, more or less, acres (591,682, more or less, square feet) of land; being subject to all codes, rules and regulations, subdivision covenants, easements and rights of way of record.