

HENRY HEARN, ET AL, GRANTORS

APR 9 9 59 AM '03

TO

WARRANTY DEED

CHAPPEL HOLDINGS II, LLC, GRANTEEES

BK 441 PG 394  
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, HENRY HEARN, BIRDIE H. FURLOW, LAURA H. MALONE, AND DOUGLAS HEARN, hereby sell, convey, and warrant unto the Grantee, CHAPPEL HOLDINGS II, LLC, a Nevada Limited Liability Company, the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. The warranty in this deed is subject to any prior conveyance or reservation of minerals of every kind and character, including but not limited to current or prior owners. No reservation is made by Grantor herein however with this conveyance. Taxes for 2003 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

By acceptance of this deed, the parties agree that this conveyance is further subject to easements recorded in Deed Book 100, page 47, Book 100, page 348, Book 100, page 350, Book 190, page 571, all in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation this is the same property conveyed to the Grantors parents, Earnest Hearn and Bertha Hearn, also known as Birdie Hearn, by deed dated May 3, 1950, in Deed Book 36, page 484, in the Office of the chancery Clerk of DeSoto County, Mississippi. Birdie or Bertha Hearn passed away on March 25, 1979, and Earnest Hearn passed away on November 14, 2001. The Estate of Birdie Hearn is probated in Cause Number 03-1-188 and the Estate of Earnest Hearn is probated in Cause No. 03-1-187, both in the Chancery Court of DeSoto County, Mississippi. The Hearn family left as their legatees their five children, Henry Hearn, Birdie H. Furlow, Laura H. Malone, Douglas Hearn and James Hearn. James Hearn passed away on January 13, 2002, leaving as his heirs at law his siblings, Henry Hearn, Birdie H. Furlow, Laura H. Malone, and Douglas Hearn, all grantors above. His estate is being administered in Cause No. 03-2-266 in the Chancery Court of DeSoto County, Mississippi.

This property constitutes no portion of Grantors' homestead.

EXECUTED this the 26 day of March, 2003.



HENRY HEARN, Individually and  
as Executor of the Estates of  
Birdie Hearn and Earnest Hearn

LAURA H. MALONE, Individually  
and as Administratrix of the  
Estate of James Hearn, deceased

BIRDIE H. FURLOW

DOUGLAS HEARN, GRANTORS

By way of explanation this is the same property conveyed to the Grantors parents, Earnest Hearn and Bertha Hearn, also known as Birdie Hearn, by deed dated May 3, 1950, in Deed Book 36, page 484, in the Office of the chancery Clerk of DeSoto County, Mississippi. Birdie or Bertha Hearn passed away on March 25, 1979, and Earnest Hearn passed away on November 14, 2001. The Estate of Birdie Hearn is probated in Cause Number 03-1-188 and the Estate of Earnest Hearn is probated in Cause No. 03-1-187, both in the Chancery Court of DeSoto County, Mississippi. The Hearn family left as their legatees their five children, Henry Hearn, Birdie H. Furlow, Laura H. Malone, Douglas Hearn and James Hearn. James Hearn passed away on January 13, 2002, leaving as his heirs at law his siblings, Henry Hearn, Birdie H. Furlow, Laura H. Malone, and Douglas Hearn, all grantors above. His estate is being administered in Cause No. 03-2-266 in the Chancery Court of DeSoto County, Mississippi.

This property constitutes no portion of Grantors' homestead.

EXECUTED this the 26<sup>th</sup> day of March, 2003.

\_\_\_\_\_  
HENRY HEARN, Individually and  
as Executor of the Estates of  
Birdie Hearn and Earnest Hearn

*Laura H. Malone*  
\_\_\_\_\_  
LAURA H. MALONE, Individually  
and as Administratrix of the  
Estate of James Hearn, deceased

\_\_\_\_\_  
BIRDIE H. FURLOW

\_\_\_\_\_  
DOUGLAS HEARN, GRANTORS

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EXECUTED this the 26 day of March, 2003.

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as Executor of the Estates of  
Birdie Hearn and Earnest Hearn

\_\_\_\_\_  
LAURA H. MALONE, Individually  
and as Administratrix of the  
Estate of James Hearn, deceased

*Birdie H. Furlow AKA Birdie Mae Furlow*

\_\_\_\_\_  
BIRDIE H. FURLOW

\_\_\_\_\_  
DOUGLAS HEARN, GRANTORS

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This property constitutes no portion of Grantors' homestead.

EXECUTED this the 26<sup>th</sup> day of March, 2003.

\_\_\_\_\_  
HENRY HEARN, Individually and  
as Executor of the Estates of  
Birdie Hearn and Earnest Hearn

\_\_\_\_\_  
LAURA H. MALONE, Individually  
and as Administratrix of the  
Estate of James Hearn, deceased

\_\_\_\_\_  
BIRDIE H. FURLOW

*Douglas Hearn*  
\_\_\_\_\_  
DOUGLAS HEARN, GRANTORS

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

This day personally appeared before me, the undersigned authority in and for said County and State, the within named HENRY HEARN, Individually and as Executor of the Estates of Birdie and Earnest Hearn, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 26 day of March, 2003.

*Maureen Reilly*  
NOTARY PUBLIC

My Commission Expires:  
March 10, 2005



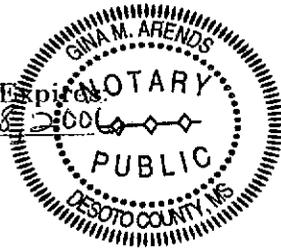
STATE OF Mississippi  
COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named LAURA H. MALONE, Individually and as Administratrix of the Estate of James Hearn, deceased, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and date therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 31<sup>st</sup> day of March, 2003.

Gina M. Arends  
Notary Public

My Commission Expires  
December 18, 2006



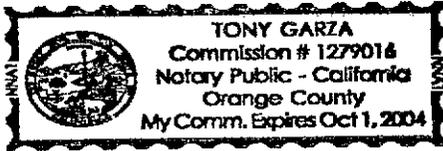
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Fresno } ss.

On March 26, 2003 before me, Tony Garza, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Birdie Mae Furlow  
Name(s) of Signer(s)

personally known to me.  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Tony Garza  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: 3-26-03 Number of Pages: 4

Signer(s) Other Than Named Above: NONE

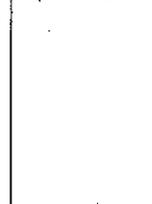
**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
Top of thumb here



STATE OF CALIFORNIA  
 COUNTY OF Kern

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DOUGLAS HEARN, deceased, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and date therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 26 day of March, 2003.

Gale M. Vanderpool  
 Notary Public

My Commission Expires:  
8-28-05



GRANTOR'S ADDRESS: 44450 13<sup>TH</sup> Street East, Lancaster, CA 93535  
 Home #: 661-945-7589 Bus #: 661-868-3944

GRANTEE'S ADDRESS: 55 W. 116th Street, #192, New York, NY 10026  
 Home #: 917-821- Bus #: no business # available  
 8283

Prepared by:  
 Walker, Brown & Brown, P. A.  
 P. O. Box 276  
 Hernando, MS 38632  
 (662) 429-5277  
 (901) 521-9292

2770mwbHearn to Chappel wd

Return to:  
 Realty Title & Escrow  
 3565 Ridge Meadow Parkway #111  
 Memphis, TN 38115  
 RTE# 03070008  
 Phone 901/260-5844  
 Fax 901/260-5847

BK 044 | PG 0403

Property Description

A 12.32 acre tract of land in the southwest quarter of Section 33, Township 1 South, Range 5 West, in DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at the commonly accepted southwest corner of Section 33, Township 1 South, Range 5 West; thence North 00 degrees 54 minutes 43 seconds West along the west line of Section 33 a distance of 807.34 feet;

thence South 88 degrees 21 minutes 38 seconds East a distance of 53.05 feet to the True Point of Beginning in the east line of Center Hill Road (106' R/W) and being in the north line of Miller, Mississippi

thence North 00 degrees 54 minutes 43 seconds West along said east line a distance of 845.60 feet to an iron pin set (1/2" rebar);

thence North 88 degrees 47 minutes 17 seconds East a distance of 1507.46 feet to an iron pin set (1/2" rebar);

thence South 00 degrees 35 minutes 46 seconds East a distance of 90.46 feet to an iron pin found (1/2" rebar);

thence South 01 degrees 16 minutes 58 seconds East a distance of 669.02 feet to an iron pin found (1/2" rebar);

thence South 01 degrees 49 minutes 01 seconds East a distance of 890.56 feet to an iron pin found (1/2" rebar) in the south line of Section 33;

thence South 88 degrees 17 minutes 24 seconds West along said south line a distance of 35.56 feet to a point in a ditch; thence along the approximate centerline of said ditch the following 38 calls:

- North 49 degrees 15 minutes 32 seconds West 43.09 feet,
- North 79 degrees 45 minutes 38 seconds West 49.93 feet,
- North 68 degrees 06 minutes 49 seconds West 41.21 feet,
- North 64 degrees 40 minutes 14 seconds West 55.82 feet,
- North 74 degrees 19 minutes 22 seconds West 49.42 feet,
- North 60 degrees 18 minutes 51 seconds West 39.83 feet,
- North 51 degrees 06 minutes 59 seconds West 35.89 feet,
- North 75 degrees 46 minutes 04 seconds West 90.41 feet,
- North 54 degrees 58 minutes 36 seconds West 51.33 feet,
- North 73 degrees 38 minutes 00 seconds West 66.47 feet,
- North 66 degrees 22 minutes 56 seconds West 45.59 feet,
- North 83 degrees 15 minutes 53 seconds West 54.33 feet,
- North 20 degrees 19 minutes 27 seconds West 28.27 feet,
- North 23 degrees 34 minutes 10 seconds East 27.20 feet,
- North 33 degrees 02 minutes 16 seconds East 30.08 feet,
- North 16 degrees 29 minutes 06 seconds East 49.95 feet,
- North 35 degrees 53 minutes 50 seconds West 38.19 feet,
- North 78 degrees 32 minutes 13 seconds West 72.48 feet,
- North 85 degrees 25 minutes 56 seconds West 45.76 feet,
- North 76 degrees 02 minutes 26 seconds West 31.62 feet,
- North 82 degrees 23 minutes 07 seconds West 28.20 feet,
- North 51 degrees 10 minutes 26 seconds West 105.70 feet,
- North 35 degrees 28 minutes 34 seconds West 34.30 feet,
- North 43 degrees 04 minutes 09 seconds West 76.02 feet,
- North 55 degrees 58 minutes 47 seconds West 41.90 feet,
- North 44 degrees 20 minutes 58 seconds West 82.23 feet,
- North 31 degrees 24 minutes 42 seconds West 52.43 feet,
- North 73 degrees 50 minutes 56 seconds West 94.05 feet,
- North 87 degrees 31 minutes 29 seconds West 64.48 feet,
- North 83 degrees 46 minutes 20 seconds West 43.18 feet,
- South 19 degrees 18 minutes 10 seconds West 50.74 feet,
- South 74 degrees 16 minutes 25 seconds West 24.12 feet,
- North 74 degrees 54 minutes 04 seconds West 24.55 feet,
- North 97 degrees 12 minutes 32 seconds West 37.74 feet,
- North 30 degrees 04 minutes 35 seconds West 55.80 feet,
- North 63 degrees 40 minutes 47 seconds West 45.83 feet,
- North 77 degrees 24 minutes 10 seconds West 97.87 feet,
- North 88 degrees 21 minutes 38 seconds West 21.45 feet

to the True Point of Beginning.

Class C Survey  
This survey meets the minimum requirements for the State of Mississippi.



Exhibit A

to Warranty Deed

669.02'

S 01°49'01" E

890.56'

S and M, LLC BOOK 356, PAGE 119

S 00°35'46" E  
90.46'

S 01°16'55" E