

BK 044 | PG 0625

Prepared by and return to:
N. MS Title, Inc.
Hugh H. Armistead, Attorney
P.O. Box 609, Olive Branch, MS 38654
(662) 895-4844

STATE NS - DESOTO CO. *BR*

APR 14 8 27 AM '03

BK 441 pg 625
W.F. DAVIS ATTORNEY

WILLIAM EDWARD DAVIS, ET AL,

GRANTORS,
TO

WARRANTY DEED

GOODMAN DEVELOPMENT, LLC,
a Mississippi Limited Liability Company,

GRANTEE

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, We, **WILLIAM EDWARD DAVIS and wife, WANDA B. DAVIS, WILLIAM E. HALL and wife, PEGGY DAVIS HALL, and W. SIDNEY SHINAULT, JR. and wife, ELAINE DAVIS SHINAULT,** do hereby sell, convey and warrant unto **GOODMAN DEVELOPMENT, LLC, a Mississippi Limited Liability Company,** the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

83.97 acres, more or less, (Proposed Phase I of Estates of Davis Grove Subdivision) situated in the Northwest and Southwest Quarters of Section 23, Township 1 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the Southwest corner of Section 23, Township 1 South, Range 7 West, DeSoto County, Mississippi, thence North along the centerline of Malone Road a distance of 1650.00 feet to a point; thence North 89 degrees 44 minutes 31 seconds East a distance of 25.00 feet to a point, said point being the true point of beginning of this tract; thence North 00 degrees 19 minutes 20 seconds West a distance of 1226.94 feet to a point; thence South 89 degrees 46 minutes 10 seconds East along the South line of Davall Hills Subdivision Sections B, C and D a distance of 2604.46 feet to an iron pin found in the West line of the Strickland Tract; thence South 01 degrees 53 minutes 21 seconds East a distance of 239.46 feet to a fence corner; thence North 89 degrees 40 minutes 50 seconds East a distance of 507.61 feet to a point; thence South 00 degrees 19 minutes 20 seconds East a distance of 188.68 feet to a point; thence South 89 degrees 40 minutes 40 seconds West a distance of 9.78 feet to a point; thence South 00 degrees 19 minutes 20 seconds East a distance of 526.30 feet to a point; thence South 89 degrees 40 minutes 40 seconds West a distance of 7.91 feet to a point; thence South 00 degrees 19 minutes 20 seconds East a distance of 268.51 feet to a point in the North line of Lot 8 Bella Vista Subdivision; thence North 89 degrees 56 minutes 14 seconds West a distance of 165.64 feet to a point; thence North 89 degrees 35 minutes 02 seconds West a distance of 305.76 feet to a point; thence North 12 degrees 15 minutes 49 seconds West a distance of 17.36 feet to a 1/2 inch iron pin set at the Northeast corner of Windcrest Subdivision; thence South 89 degrees 31 minutes 09 seconds West along the North line of Lot 17 Windcrest Subdivision a distance of 495.80 feet to a 1/2 inch iron pin set; thence South 89 degrees 45 minutes 32 seconds West along the North line of Lot 16 Windcrest Subdivision a distance of 545.68 feet to an iron pin found; thence South 89 degrees 43 minutes 47 seconds West along the North line of Lot 9 Windcrest Subdivision a distance of 495.01 feet to an iron pin found; thence South 88 degrees 31 minutes 11 seconds West along the North line of Windcrest Subdivision a distance of 49.91 feet to an iron pin found; thence South 89 degrees 38 minutes 00 seconds West along the North line of Lot 8 Windcrest Subdivision a distance of

(legal description continued on next page)

508.16 feet to an iron pin found; thence South 89 degrees 44 minutes 31 seconds West along the North line of Lot 1 Windcrest Subdivision a distance of 531.30 feet to the Point of Beginning passing an iron pin found at 508.57 feet, containing 3,657,608.4324 square feet or 83.9671 acres, more or less, subject to all rights-of-way of public roads, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County and the City of Olive Branch.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

By way of explanation, the Grantors William Edward Davis, Peggy Davis Hall and Elaine Davis Shinault are the sole, surviving heirs of Juanita M. Davis, her estate having been probated as Cause No. 00-8-1144 in the DeSoto County Chancery Court.

Taxes for the year 2003 are to be paid by the Grantee, and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 11th day of April, 2003.

William Edward Davis

WILLIAM EDWARD DAVIS

Wanda B. Davis

WANDA B. DAVIS

William E. Hall

WILLIAM E. HALL

Peggy Davis Hall

PEGGY DAVIS HALL

W. Sidney Shinault, Jr.

W. SIDNEY SHINAULT, JR.

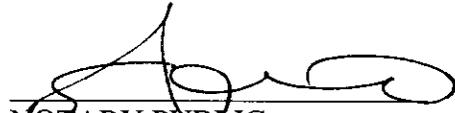
Elaine Davis Shinault

ELAINE DAVIS SHINAULT

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 11th day of April, 2003, within my jurisdiction, the within named **WILLIAM EDWARD DAVIS and wife, WANDA B. DAVIS**, who acknowledged that they executed the above and foregoing Warranty Deed.

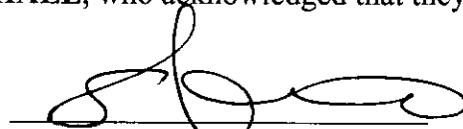

NOTARY PUBLIC

My Commission Expires:
10/24/03

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 11th day of April, 2003, within my jurisdiction, the within named **WILLIAM E. HALL and wife, PEGGY DAVIS HALL**, who acknowledged that they executed the above and foregoing Warranty Deed.


NOTARY PUBLIC

My Commission Expires:
10/24/03

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 11th day of April, 2003, within my jurisdiction, the within named **W. SIDNEY SHINAULT, JR. and wife, ELAINE DAVIS SHINAULT**, who acknowledged that they executed the above and foregoing Warranty Deed.


NOTARY PUBLIC

My Commission Expires:
10/24/03

Grantors' Address: 2406 Holly Springs Road, Hernando, MS 38632
Home # (662) 429-9781; Work # (662) 429-1318

Grantee's Address: P.O. Box 661, Olive Branch, MS 38654
Home # n/a; Work # (662) 895-4374