

BK 0445PG0095

MISSISSIPPI
WARRANTY DEED

STATE MS. - DESOTO CO.
FILED

MAY 29 3 39 PM '03

THIS INSTRUMENT WAS PREPARED BY
IVAN D. HARRIS, ATTORNEY
C/O GRIFFIN, CLIFT, EVERTON AND THORNTON, PLLC
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
(901) 752-1133

BK 445 PG 95
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into as of the 23rd day of May, 2003 by and between

NPC INTERNATIONAL, INC. (f/k/a NATIONAL PIZZA COMPANY), a Kansas Corporation

hereinafter referred to as party of the first part (Grantor), and

JAMES L. BROWN, INC.

hereinafter referred to as party of of the second part (Grantee).

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, warrant and confirm unto the said party of the second part of the following described real estate, situated and being in the County of DeSOTO, State of MISSISSIPPI:

SEE EXHIBIT A, attached hereto and made a part hereof.

THIS BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN IN WARRANTY DEED OF RECORD IN DEED BOOK 203, PAGE 37, IN THE CHANCERY CLERK'S OFFICE OF DeSOTO COUNTY, MISSISSIPPI.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except for 2003 City of Southaven and DeSoto County taxes, which Grantee herein assumes and agrees to pay; subdivision restrictions, building lines and easements of record in Plat Book 30, Page 21, in the Chancery Clerk's Office of DeSoto County, Mississippi; rights of way and easements for public roads and utilities; laws, ordinances and regulations governing use and occupancy of the land by the United States of America, the State of Mississippi and DeSoto County; and any prior reservation of mineral rights, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

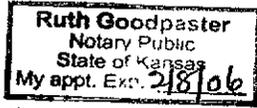
NPC INTERNATIONAL, INC.
f/k/a NATIONAL PIZZA COMPANY

By: Susan G. Dechant

Title: Chief Accounting Officer

CORPORATE
STATE OF Kansas
COUNTY OF Crawford

BEFORE ME, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared, Susan G. Dechant, to me known to be the Chief Accounting Officer of NPC INTERNATIONAL, INC. and that She, being authorized so to do, executed and delivered the foregoing instrument by signing the name of the corporation by her self as such Chief Accounting Officer.
Witness my hand, at office, this 22nd day of May, 2003.



Ruth Goodpaster
Notary Public

Commission Expiration: _____

Return to:
Holcomb Dunbar
728 Goodman Road, East, Ste. 1
Southaven, MS 38671
(662) 349-0664
MAP PARCEL NUMBER:
1086-1304.0-00003.00
903-099
SDH

GRANTOR'S ADDRESS
NPC International, Inc.
720 W. 20th
Pittsburg, KS 66762

n/a HOME PHONE
(620) 231-3390 WORK PHONE

PROPERTY ADDRESS:
150 Stateline Road
Southaven, MS 38671

GRANTEE'S ADDRESS:
James L. Brown
3415 PLUM POINT
SOUTHAVEN, MS 38671

N/A HOME PHONE
662-393-2255 WORK PHONE

EXHIBIT A

Lot 3, DeSoto Park Place Subdivision, Second Revision, in Section 13, Township 1 South, Range 8 West, in the City of Southaven, DeSoto County, Mississippi, as per plat of record in Plat Book 30, Page 21, in the Chancery Clerk's Office of DeSoto County, Mississippi, more particularly described as follows:

Beginning at a point in the easterly line of a proposed street, said point being 25 feet northerly of the tangent intersection of the easterly line of said proposed street and the northerly line of State Line Road; thence northwardly 247.50 feet with the easterly line of said proposed street to a point in the southerly line of Lot 4; thence eastwardly 124.69 feet along the southerly line of Lot 4 to a point at the northwest corner of the LaPetite lot; thence southwardly 272.58 feet along the westerly line of said lot to a point in the northerly line of State Line Road; thence westwardly 106.09 feet with the northerly line of State Line Road to a point of curvature; thence northwestwardly 39.27 feet along a curve to the right having an internal radius of 25 feet to the point of beginning.