

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

Return to:
 Nashoba Escrow Co., Inc.
 7518 Enterprise Avenue
 Germantown, TN 38138

STATE MS.-DESOTO CO.

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455 PG 319
 REGISTERED BY CLK.

ALBERT A. METTS, ET UX,

GRANTORS,

TO

WARRANTY DEED

**COLLEGE STATION, 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, **ALBERT A. METTS and wife, VIRGINIA D. METTS**, do hereby sell, convey and warrant unto **COLLEGE STATION, 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:

27 acres, more or less, situated in the Southwest Quarter of Section 11, Township 2 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at the intersection of the North-South center line of said Section 11 and the South right-of-way line of Mississippi Highway 78 Bypass, which point is 314.65 feet North of the Northeast corner of the Southeast Quarter of the Northwest Quarter; run thence South 57 degrees 29 minutes 50 seconds East along said right-of-way a distance of 310.75 feet to a point; run thence South 61 degrees 28 minutes 30 seconds East along said right-of-way a distance of 900.35 feet to a point; run thence South 59 degrees 53 minutes East along said right-of-way a distance of 337.89 feet to a point; run thence South 30 degrees 07 minutes West a distance of 272.16 feet to a point; run thence South 59 degrees 53 minutes East a distance of 130 feet to a point; run thence South a distance of 571.47 feet to a point; run thence North 89 degrees 38 minutes West a distance of 1352.56 feet to the point of beginning of the herein conveyed property; thence South 86 degrees 8 minutes West 685.2 feet; thence North 89 degrees 53 minutes West for a distance of 207.96 feet to a point, said point being the Northeast corner of the Sam Garner tract; thence South 0 degrees 43 minutes West 1284.13 feet along the East line of the Sam Garner tract to a point, said point being the Southeast corner of the Sam Garner tract; thence North 89 degrees 53 minutes East 899.53 feet to a point; thence North 0 degrees 19 minutes East 1334 feet to the point of beginning.

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.

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

WITNESS OUR SIGNATURES, this the 19th day of August, 2003.

Albert A. Metts
ALBERT A. METTS

Virginia D. Metts
VIRGINIA D. METTS

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 19th day of August, 2003, within my jurisdiction, the within named ALBERT A. METTS and wife, VIRGINIA D. METTS, who acknowledged that they executed the above and foregoing Warranty Deed.

[Signature]
NOTARY PUBLIC

My Commission Expires:

10/21/03

Grantors' Address: P.O. Box 29, Como, MS 38619-0029
Home # N/A; Business # (662) 895-4007

Grantee's Address: 747 Timber Creek mpls, TN 38018
Home # N/A; Work # (901) 153-1825