

STATE MS.-DESOTO CO. ⁷³
FILED ^{DL}

CHARLES P. INGRAM

Nov 26 3 02 PM '03

GRANTOR

TO

BK 459 PG 284
W.E. DAVIS CH. CLK.

NORTHFORK DEVELOPMENT, INC.

GRANTEE

WARRANTY DEED

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, I, **CHARLES P. INGRAM**, do hereby sell, convey and warrant unto **NORTHFORK DEVELOPMENT, INC.**, the land lying and being situated in the DeSoto County, Mississippi, described as follows, to-wit:

Legal description of a 36.42 acre total tract of land located in part of the Northwest and Northeast Quarters of the Northeast Quarter of Section 25, Township 1 South, Range 7 West, Olive Branch, DeSoto County, Mississippi and is further described as follows:

Beginning at a 1 inch pipe found being the Northwest corner of the Northeast Quarter of Section 25, Township 1 South, Range 7 West; thence North 85 degrees 29 minutes 14 seconds East 2630.73 feet along the north line of said section 25 to a 3/4 inch conduit found on the west right of way line of Davidson Road; thence South 04 degrees 36 minutes 00 seconds East 50.00 feet along said right of way to a 1/2 inch rebar set on said right of way line; thence leaving said right of way line South 85 degrees 27 minutes 08 seconds West 1124.00 feet to a fence rail found; thence South 60 degrees 23 minutes 40 seconds West 363.29 feet to a fence rail found; thence South 11 degrees 10 minutes 00 seconds East 370.00 feet to a point (fence rail found 105.06 feet north of corner); thence South 32 degrees 23 minutes 47 seconds West 288.78 feet to a point; thence South 40 degrees 26 minutes 02 seconds West 314.00 feet to a fence rail set; thence South 04 degrees 33 minutes 58 seconds East 250.00 feet to a fence rail set; thence North 85 degrees 27 minutes 50 seconds East 1808.42 feet to a 1/2 inch rebar found on the west right of way line of said Davidson Road; thence along said west right of way line South 04 degrees 28 minutes 58 seconds East 50.09 feet to a 1/2 inch rebar found on said right of way line; thence leaving said west right of way line South 85 degrees 31 minutes 24 seconds West 433.49 feet along the north line of Lot #1 of Phase #1 Dove Ridge Estates to a fence rail found at the Northwest corner of said lot; thence South 85 degrees 26 minutes 56 seconds West 2099.18 feet along the North lines of Phases #1 and #2 of Dove Ridge Estates to a fence rail found at the Northeast of Lot #43 of said Phase #2 of said subdivision; thence South 83 degrees 55 minutes 48 seconds West 98.87 feet to a fence rail found on the east line of the Bridgforth tract; thence North 04 degrees 33 minutes 00 seconds West 752.49 feet to a fence rail found; thence North 04 degrees 43 minutes 05 seconds West 576.10 feet to the point of beginning, containing 36.42, more or less, acres (1,586,240, more or less, square feet) of land being subject to codes, regulations, revisions, easements, subdivision covenants, and rights of way of record.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to all easements for public roads and public utilities of record.

Grantor hereby recites that subject property constitutes the homestead of no one.

Taxes for the year 2003 have been prorated as of the date of this instrument and possession is given upon delivery of this Deed.

WITNESS MY SIGNATURE, this the 12th day of November, 2003.

Charles P. Ingram
CHARLES P. INGRAM

STATE OF MISSISSIPPI

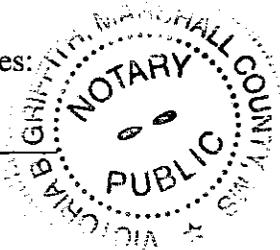
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 12th day of November, 2003, within my jurisdiction, the within named CHARLES P. INGRAM, who acknowledged that he executed the above and foregoing instrument.

Victoria B. Griffin
NOTARY PUBLIC

My Commission Expires:

12-17-2006



GRANTORS' ADDRESS:

9745 Frank Rd.
Germanatown, TN 38139
HOME PHONE: 901-674-1537
WORK PHONE: 901-674-1537

GRANTEE'S ADDRESS:

281 Germantown Bend Cv.
Cordova, TN 38018
HOME PHONE: 901-754-4311
WORK PHONE: 901-754-4311

PREPARED BY AND RETURN TO:

JAMES E. WOODS
WATKINS LUDLAM WINTER & STENNIS, P.A.
P. O. Box 1456
Olive Branch, MS 38654
(662) 895-2996

Prepared by and return to:
Fearnley and Califf, PLLC
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