

Prepare, by and return to:

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Attorney at Law
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STATE MS. - DESOTO CO *De*

WARRANTY DEED

FEB 17 2 03 PM '04

Leslie B. Kinikin, A Single Person
GRANTOR

BK 465 PG 105
W. E. DAVIS CH. CLK.

to:

William P. Knox, A Single Person
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Leslie B. Kinikin, A Single Person does hereby sell, convey, and warrant unto William P. Knox, A Single Person the land lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

See Attached Exhibit "A"

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi. Including but not limited to Book 190, Page 6; Book 190, Page 8; Book 170, Page 324; and Book 160, Page 488.

Taxes for the year 2004 are to be paid by Grantee and possession is to be given with deed.

WITNESS the signature of the Grantors, this the 30th day of January, 2004.

Leslie B. Kinikin

Leslie B. Kinikin

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Leslie B. Kinikin, A Single Person, who acknowledge that he executed and delivered the above foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 30th day of January, 2004.

Notary Public

My Commission Expires:

GRANTOR'S ADDRESS:
10817 Tuxford Street
Sun Valley, CA 91352
Work Phone #: 818-564-0374
Home Phone #: 818-415-6313

GRANTEE'S ADDRESS:
9070 Crumpler Road
Olive Branch, MS 38654
Work Phone #: 901-521-0906
Home Phone #: n/a

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of LOS ANGELES } ss.

On FEBRUARY 3, 2004 before me, CAROL M. DIGNARD,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared LESLIE B. KINIKIN,
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.

Carol M. Dignard
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: 1/30/04 Number of Pages: ONE
Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer

Signer's Name: LESLIE B KINIKIN
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney-in-Fact
 Trustee
 Guardian or Conservator
 Other: _____
Signer Is Representing: HIMSELF



LEGAL DESCRIPTION EXHIBIT A

Approximately 9 acres, more or less, situated in Desoto County, Mississippi and being further described as follows:

Lot 5 of the Montgomery tract containing 3.94 acres in part of Section 16, Township 1 South, Range 6 West, Desoto County, Mississippi.

Beginning at a point in the centerline of Crumpler Road, said point being 436.0 feet south of the Northwest corner of Section 16, Township 1 South, Range 6 West, said point being the southwest corner of lot 4 of the Montgomery tract; thence south 1 deg. 27 min. West 204.0 feet along Crumpler Road to a point; thence south 86 deg. 48 min. east 842.11 feet to a point in the east line of the Montgomery tract; thence north 0 deg. 32 min. east 204.0 feet to the southeast corner of lot 1 of said tract; thence north 88 deg. 48 min. west 838.85 feet along the south line of lots 1-4 to the point of beginning and containing 3.94 acres more or less. Less and except any right of way for Crumpler Road.

And

Lot 6 of the Montgomery tract containing 5.14 acres in part of Section 16, Township 1 South, Range 6 West, Desoto County, Mississippi being more particularly described as BEGINNING at a point in the centerline of Crumpler Road, said point being point 640.0 feet south of the northwest corner of Section 16, Township 1 South, Range 6 West; thence south 1 deg. 27 min. West 270.60 feet along the centerline of said road to a point; thence south 89 deg. 25 min. East 846.38 feet along the trench of an existing oil pipeline to a point in the east line of the Montgomery tract; thence north 0 deg. 32 min. East 261.48 feet along said property line to a point; thence north 88 deg. 48 min. West 842.11 feet to the point of beginning and containing 5.14 acres, LESS AND EXCEPT any right of way for Crumpler Road and for the oil pipe line.

This land is the same as is referred to in Warranty Deed shown in Deed Book 323 at Page 400. and in Correction Warranty Deed shown in Deed Book 323 at Page 404

FHA/VA CONY
Legal Description Exhibit A
1C4041US (08/98)

Indexing info: SW 1/4 Sec.-16 T-1 S R-6 W