

STATE MS.-DESOTO CO.  
FILED

MAR 10 1 08 PM '04 <sup>bc</sup>  
<sub>be</sub>

Prepared by and return to:  
**REALTY TITLE**  
3565 Ridge Meadow Parkway, #111  
Memphis, TN 38115  
901/260-5844  
RTE# 04070005

BK 467 PG 37  
CL. DAVIS CH. CLK.

**WARRANTY  
DEED**

Lawrence Lester, Jr., William T. Lester, Robert L. Lester, Marietta Lester Bridgeforth,  
Virgie Lester Wright, ~~Claudius Lester~~ Dora Lester Richardson,  
Claudius Lester **GRANTORS**

Shetland Garden LLC, a Nevada Limited Liability Company **GRANTEES**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations **Lawrence Lester, Jr., William T. Lester, Robert L. Lester, Marietta Lester Bridgeforth, Virgie Lester Wright, ~~Claudius Lester~~ Claudius Lester, Dora Lester Richardson**, do hereby sell, convey and warrant unto **Shetland Garden LLC, a Nevada Limited Liability Company**, the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

*See Attached Legal Description Exhibit*

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in Desoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 19<sup>th</sup> day of February, 2004.

Lawrence Lester, Jr.  
Lawrence Lester, Jr.

Virgie Lester Wright  
Virgie Lester Wright

William T. Lester  
William T. Lester

Claudius Lester  
~~Claudius Lester~~  
Claudius Lester

Robert L. Lester  
Robert L. Lester

Dora Lester Richardson  
Dora Lester Richardson

Marietta Lester Bridgeforth  
Marietta Lester Bridgeforth

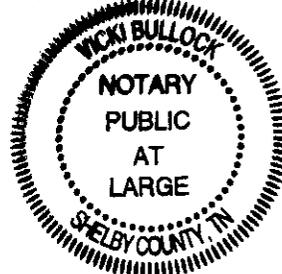
STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18 day of FEBRUARY, 2004 within my jurisdiction, the within named Lawrence Lester, Jr., who acknowledged that he/she/they executed the above and foregoing instrument.

Vicki Bullock  
Notary Public

My commission expires:

June 13, 2004

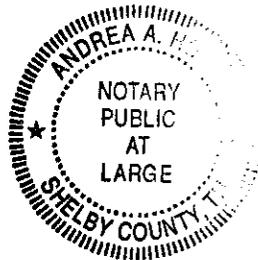


STATE OF Tennessee  
COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of February, 2004 within my jurisdiction, the within named William T. Lester, who acknowledged that he/she/they executed the above and foregoing instrument.

[Signature]  
Notary Public

My commission expires:



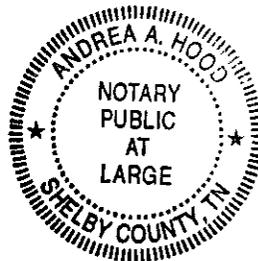
My Commission Expires 11-7-2008

STATE OF Tennessee  
COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of February, 2004 within my jurisdiction, the within named Robert L. Lester, who acknowledged that he/she/they executed the above and foregoing instrument.

[Signature]  
Notary Public

My commission expires:



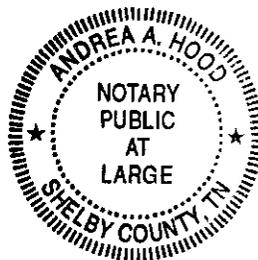
My Commission Expires 11-7-2008

STATE OF Tennessee  
COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of February, 2004 within my jurisdiction, the within named Marietta Lester Bridgeforth, who acknowledged that he/she/they executed the above and foregoing instrument.

[Signature]  
Notary Public

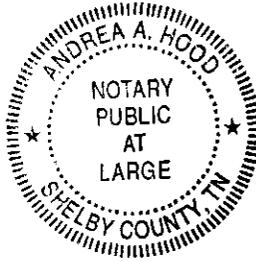
My commission expires:



My Commission Expires 11-7-2008

STATE OF Tennessee  
COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of February, 2004 within my jurisdiction, the within named Virgie Lester Wright, who acknowledged that he/she/they executed the above and foregoing instrument.



*[Handwritten Signature]*

Notary Public

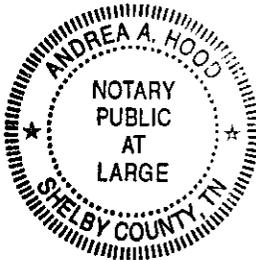
My commission expires:

\_\_\_\_\_

My Commission Expires 11-7-2008

STATE OF Tennessee  
COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of February, 2004 within my jurisdiction, the within named Claudis Lester, who acknowledged that he/she/they executed the above and foregoing instrument.



*[Handwritten Signature]*

Notary Public

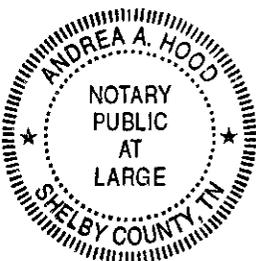
My commission expires:

\_\_\_\_\_

My Commission Expires 11-7-2008

STATE OF Tennessee  
COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of February, 2004 within my jurisdiction, the within named Dora Lester Richardson, who acknowledged that he/she/they executed the above and foregoing instrument.



*[Handwritten Signature]*

Notary Public

My commission expires:

\_\_\_\_\_

My Commission Expires 11-7-2008

**Grantors' Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Grantees' Address:**

55 West 116<sup>th</sup> Street, #192  
New York, NY 10026  
Office # 212/280-3955  
No additional number available

### Legal Description Exhibit

Beginning at a point on the east Right of Way of Baptist Road, said point being S 89°31'12" E, a distance of 37.01 from the Southwest corner of the Southeast Quarter of Section 20, Township 2 South, Range 7 West; thence S 89°31'12" E, a distance of 1282.99 feet to a point; thence N 00°16'26" W (N 00°14'49" W called), a distance of 2652.81 (2661.50 called) feet to a point; thence N 89°35'20" W (N 89°31'12" W called), a distance of 1299.05 to a point on the east Right of Way of Baptist Road; thence along said Right of Way around a curve to the left with a radius of 13872.46 feet, a delta of 02°29'10", a distance of 601.96 feet to a point; thence continuing along said Right of Way around a curve to the right with a radius of 70744.23 feet, a delta of 01°39'36", a distance of 2049.69 to the point of beginning, containing 78.54 acres, more or less.

Being the same property conveyed to Lawrence Lester, his heirs and assigns forever, by Warranty Deed of record at Book 26, Page 113 in the Chancery Clerk's Office of DeSoto County, Mississippi. Lawrence Lester died intestate on or about January 17, 1952 in DeSoto County, Mississippi. Lawrence Lester's surviving spouse, Virgie Lester died intestate on or about May 19, 1973. The grantors herein warrant that they are the only heirs-at-law of Lester Lawrence and Virgie Lester, as shown by two Affidavit of Heirs of Virgie Lester, filed simultaneously herewith.

Also being the same property divided into two parcels via Partition Deeds, known as Lot 1 and Lot 2 of the Division of the Lester 80.6 Acre Tract, of record in the Chancery Clerk's Office of DeSoto County, Mississippi. Lot 1 conveyed to Lawrence Lester, Jr. by Partition Deed at Book 238, Page 377. Lot 2 conveyed to William T. Lester, Robert L. Lester, Marietta Lester Bridgeforth, Virgie Lester Wright, Claudius Lester and Dora Lester Richardson by Partition Deed at Book 238, Page 380; both recorded in the Chancery Clerk's Office of DeSoto County, Mississippi