

JUL 30 1 36 PM '04

JAMES R. SEAY, SR., TRUSTEE OF THE
JAMES R. SEAY, SR. REVOCABLE TRUST
AND SOUTH CENTRAL DEVELOPMENT,
LLC, GRANTORS

BK 478 PG 408
JAMES R. SEAY, SR. TRUSTEE
CH. CLK.

TO

WARRANTY DEED

DAVID JOYNER, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, James R. Seay, Sr., Trustee of the James R. Seay, Sr. Revocable Trust and South Central Development, LLC, hereby sell, convey, and warrant unto the Grantee, David Joyner, the land in DeSoto County, Mississippi, being more particularly described as follows:

See attached Exhibit "A".

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. The warranty in this deed is subject to any prior conveyance or reservation of minerals of every kind and character, including but not limited to current or prior owners. No reservation is made by Grantor herein however with this conveyance. Taxes for 2004 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

By way of information this is the same property conveyed to Grantors by Quitclaim Deed recorded in Deed Book 391, Page 299, and by Warranty Deed recorded in Deed 367, Page 85 all in the office of the Chancery Clerk of DeSoto County, Mississippi.

EXECUTED this the 30 day of July, 2004.

SOUTH CENTRAL DEVELOPMENT, LLC

By: *Stan Elam*
Stan Elam, Member

James R. Seay, Sr.
James R. Seay, Sr., Member

James R. Seay, Sr.
JAMES R. SEAY, SR., Trustee of the James R. Seay, Sr. Revocable Trust

STATE OF MISSISSIPPI
COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and or said County and State, the within named Stan Elam and James R. Seay, Sr., as Members of South Central Development, LLC, who acknowledged signing and delivering the above and foregoing Quitclaim Deed on the day and year therein mentioned as the act and deed of the said South Central Development, LLC, they being authorized so to do.

GIVEN under my hand and official seal of office this the 30 day of July, 2004.

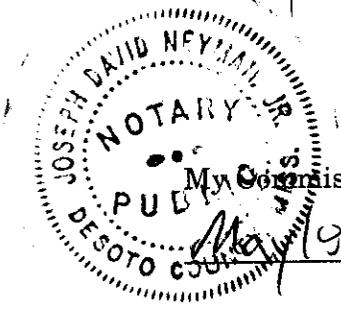
Joseph David Heyman, Jr.
NOTARY PUBLIC



STATE OF MISSISSIPPI
COUNTY OF Desot

This day personally appeared before me, the undersigned authority in and or said County and State, the within named James R. Seay, Sr., Trustee of the James R. Seay, Sr. Revocable Trust, who acknowledged signing and delivering the above and foregoing Quitclaim Deed on the day and year therein mentioned as the act and deed of the said James R. Seay, Sr. Revocable Trust, he being authorized so to do.

GIVEN under my hand and official seal of office this the 30 day of July, 2004.



My Commission Expires:
May 19 2006

Joseph David Neyman, Jr.
NOTARY PUBLIC

GRANTOR'S ADDRESS: 11 West Park Street, Hernando, MS 38632
Home #: 662-429-6104 Bus #: N/A

GRANTEE'S ADDRESS: 1947 Royal Lane, Hernando, MS 38632
Home #: _____ Bus #: N/A

662-429-9420

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(662) 429-5277
(901) 521-9292

INDEXING INSTRUCTIONS: NE 1/4 of Section 13, T4S, R8W, DeSoto County, MS

Legal Description of a 10.01 acre tract of land being part of the northeast quarter of Section 13, Township 4 South, Range 8 West, Desoto County, Mississippi being more particularly described as follows:

Commencing at the commonly accepted southwest corner of the northeast quarter of Section 13, Township 4 South, Range 8 West, Desoto County, Mississippi being a steel fence rail found; thence N 1°24'48" W along the west line of said quarter section and the east line of Buena Vista subdivision, a distance of 695.10 feet to a fence corner post; thence N 1°36'17" W along the west line of said quarter section, a distance of 582.48 feet to the POINT OF BEGINNING; thence N 1°36'17" W, a distance of 555.08 feet to a fence corner post; thence S 76°14'28" E, a distance of 175.49 feet; thence S 79°58'26" E along a old fence line, a distance of 806.73 feet to a 1/2" rebar in the west line of Highway 51(50' from center); thence along said west line the following calls: thence S 3°00'08" E, a distance of 16.35 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 5600.29 feet and a central angle of 3°30'09"; thence southerly along said curve, a distance of 342.35 feet to a steel fence rail set; thence S 89°06'30" W, a distance of 978.66 feet to the POINT OF BEGINNING; said described tract containing 10.01 Acres.

EXHIBIT A