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Prepared by and return to:  
O'Brien Law Firm, LLC  
1630 Goodman Road East, Suite 5  
Southaven, MS 38671  
(662) 349-3339  
File No. 04-0115

479 PG 327  
ON. CLK.

RONALD E. SUMNERS, ET UX,

Grantors

TO

WARRANTY DEED

KEITH B. MANESS, ET UX,

Grantees

For and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, RONALD E. SUMNERS AND WIFE, KATHLEEN M. SUMNERS do hereby sell, convey and warrant unto, KEITH B. MANESS & WIFE, RONDA L. MANESS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

See Attached "Exhibit A"

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Possession will be given upon delivery of this deed.

WITNESS THE SIGNATURE of the Grantor this the 29 day of July, 2004.

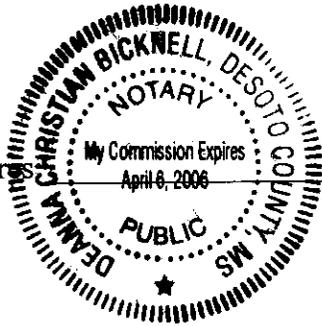
  
RONALD E. SUMNERS

  
KATHLEEN M. SUMNERS

**This Warranty Deed was issued as requested without a title search being performed by O'Brien Law Firm, LLC.**

STATE OF MISSISSIPPI  
 COUNTY OF DE SOTO

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 29 day of July, 2004, within my jurisdiction, the within named, RONALD E. SUMNERS and KATHLEEN M. SUMNERS who acknowledged that they executed the above instrument for the purposes described therein.



Deanna Christian Bicknell  
 Notary Public

My commission expires

Grantor's Address

1504 Windy Lane  
 Southaven, MS 38671

Home: N/A  
 Work: N/A

Grantee's Address

1504 Windy Lane  
 Southaven, MS 38671

Home: N/A  
 Work: N/A

## "Exhibit A"

LEGAL DESCRIPTION OF 2.36, MORE OR LESS, ACRES OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI.

BEGINNING AT A IRON PIPE (FOUND); SAID PIPE BEING SOUTH 01 DEGREES 05 MINUTES 12 SECONDS WEST 862.11 FEET AND SOUTH 01 DEGREES 00 MINUTES 58 SECONDS WEST 384.49 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST; THENCE SOUTH 61 DEGREES 42 MINUTES 28 SECONDS EAST 520.73 FEET PASSING THROUGH A IRON PIPE (SET) 110.00 FEET WEST; THENCE SOUTH 63 DEGREES 20 MINUTES 25 SECONDS WEST 348.25 FEET PASSING THROUGH A IRON PIPE (SET) 180.00 FEET WEST TO A IRON PIPE (SET); THENCE NORTH 82 DEGREES 36 MINUTES 05 SECONDS WEST 151.95 FEET TO A IRON PIPE (SET); THENCE NORTH 00 DEGREES 14 MINUTES 24 SECONDS EAST 382.80 FEET TO THE POINT OF BEGINNING CONTAINING 2.36, MORE OR LESS ACRES BEING SUBJECT TO ALL CODES, REGULATIONS, REVISIONS EASEMENTS AND RIGHT-OF-WAYS OF RECORDS.

25' INGRESS AND EGRESS EASEMENT FOR LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI.

BEGINNING AT THE SOUTHWEST CORNER OF THE 2.36, MORE OR LESS, ACRES THENCE SOUTH 82 DEGREES 36 MINUTES 05 SECONDS EAST 25.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 14 MINUTES 24 SECONDS WEST 323.13 FEET TO A POINT; THENCE NORTH 86 DEGREES 34 MINUTES 28 SECONDS WEST 25.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 14 MINUTES 24 SECONDS EAST 324.88 FEET TO THE POINT OF BEGINNING.

Indexing Instructions: Property being located in the southwest quarter of the Northeast quarter of Section 5, Township 2 South, Range 7 West, DeSoto County, Mississippi.