

SEP 20 10 19 AM '04

BK 482 PG 417
W.E. DAVIS CH. CLK.

Prepared by and Return to:
Davis Law Firm, P.C.
Attorneys at Law
919 Ferncliff Cove, Suite 1
Southaven, MS 38671
(662) 393-8542
04-474

Theodore R. Thoms
GRANTOR,

TO:

WARRANTY DEED

Duncan Real Estate Holdings, LLC
GRANTEE,

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged Theodore R. Thoms, the undersigned Grantor does hereby sell, convey, and warrant unto the above Grantees Duncan Real Estate Holdings, LLC, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

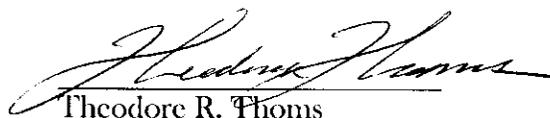
1.54 acres (67,061.95 s.f.) being part of the southwest quarter of the southwest quarter of Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi and described as follows:

Beginning at the intersection of the northeast right of way of State Highway 51 (50' from center) and the north right of way of Stateline Road (40' from center). Thence N 35 degrees 27' 08" W 767.26' along the said right of way of State Highway 51 to a point at the intersection of the southeast right of way of Forrest Drive (25' from center). Thence N 16 degrees 48' 28" E-85.79' along the southeast right of way of Forrest Drive to a 3/8" rebar and the point of beginning. Thence continuing along the southeast right of way of Forrest Drive the following calls: N 16 degrees 48' 28" E-6.28', curve to the right with radius of 60.16' and arc distance of 38.8', N 53 degrees 46' 06" E-99.95', curve to the right with a radius of 268.7' and arc distance of 165.63', N 89 degrees 04' 41" E-99.38' to a 3/8" rebar on the south right of way of Forrest Drive and at the northwest corner of lot no. 243-A of Southaven Subdivision Section A-1 as recorded in Plat Book 2, Page 41 of the office of the Chancery Clerk, DeSoto County, Mississippi. Thence S 12 degrees 52' 31" E-148.4' along the west line of lot 243-A to a 2" steel fence post at the common southwest and northwest corners of Lots 243-A and 268 of said subdivision. Thence S 06 degrees 36' 01" E-174.7' along the west line of Lots 268 and 269 of said subdivision to a 3/8" rebar. Thence S 87 degrees 14' 46" W-151.64' to a 1/2 rebar. Thence N 06 degrees 36' 53" W-187.55 to a 5/8" rebar. Thence S 87 degrees 27' 51" W-238.7' to the point of beginning. Parcel containing 1.54 acres and being part of that property as recorded in Deed Book 97, Page 362 of the office of the Chancery Clerk, DeSoto County Mississippi.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

Taxes have been prorated and possession is given with the deed.

Witness my signature this the 10th day of September, 2004


Theodore R. Thoms

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Theodore R. Thoms who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 10th day of September, 2004

[Handwritten Signature]
NOTARY

My Commission Expires:

Grantor's Address:

PO BOX 110344
Memphis TN 38180
(H) 662-342-9442
(W) NA

Grantee's Address

9215 Millbarn
Southaven MS 38867
(H) 662-880-8222
(W) NA

