

**THIS INSTRUMENT WAS PREPARED BY:**

**Debra Pace Branan, Atty At Law 170 West Center Street, Hernando, MS 38632  
662-449-4800**

Oct 14 2 35 PM '04

**PROPERTY ADDRESS:** 410 Cedar Hills - Holly Springs, Ms 38635 484 PG 254  
**SEND TAX BILLS TO:** 410 Cedar Hills - Holly Springs, Ms 38635 CH. CLK.

**TAX MAP PARCEL NUMBERS:** 3086 2300 0000 1.05

**NORMAN G. BURTON and wife  
TERESA A. BURTON  
GRANTORS**

**TO** ) WARRANTY DEED

**CALLICUTT PROPERTIES, LLC  
GRANTEES**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, WE **NORMAN G. BURTON and wife TERESA A. BURTON**, hereinafter called the GRANTOR(S), have bargained and sold and by these presents do sell, transfer, convey and warrant unto **CALLICUTT PROPERTIES, LLC a Mississippi Limited Liability Company**, herein after called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land lying and being situated in DeSoto County, Mississippi more particularly described as follows, to-wit:

**192.40 acres more or less, more particularly described as Exhibit A attached hereto and made a part hereof.**

The warranty of this deed is subject to rights of Way of record to Mississippi Power and Light dated May 11, 1993, filed July 28, 1993 and recorded in Book 259, Page 746 in the office of the Chancery clerk of 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.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Possession will be given with delivery of this deed.

Taxes for the year 2004 have been reverse prorated and shall be paid by the Grantor upon invoice by the DeSoto County Tax Collector.

WITNESS SIGNATURE, this the 8<sup>th</sup> day of October, 2004.

*Norman G. Burton*  
NORMAN G. BURTON

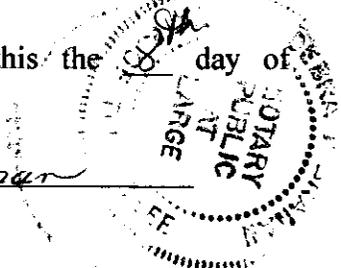
*Teresa A. Burton*  
TERESA A. BURTON

STATE OF ~~MISSISSIPPI~~ *Florida*  
COUNTY OF ~~DESOTO~~ *Polk*

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, NORMAN G. BURTON and wife TERESA A. BURTON who acknowledged that they each signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his or her individual, free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 8<sup>th</sup> day of October, 2004.

*D. Paul Roman*  
NOTARY PUBLIC



My Commission Expires: 10/24/07

GRANTOR'S ADDRESS: 027 Robertson Gin Road Hernando, MS 38632

GRANTOR'S TELEPHONE NUMBER: 662-449-2783hm 662-342-9110 wk

GRANTEE'S ADDRESS: - *410 Cedar Hills, Holly Springs, Ms 38635*

GRANTOR'S TELEPHONE NUMBER: *662-252-1007 - Home*

the NE 1/4, SE 1/4, NW 1/4, SW 1/4 of  
BK 0484 PG 0256

Description: A tract of land located in Section 23, Township 3 South, Range 8 West, in DeSoto County, Mississippi, and being more particularly described as follows:

TRACT 1

Beginning at a 1/2" steel rod set on a fence line, said rod being on the South line of Deerwood Subdivision, said rebar also being 1,395.15 feet South and 1,183.08 feet East of a PK nail found in the centerline of Oak Grove Road, marking the Northeast corner of Section 23, Township 3 South, Range 8 West in DeSoto County, Mississippi; run thence S 00°24'39" E leaving said fence line and said Subdivision for a distance of 1,587.81 feet to a 1/2" steel rod set on a meandering fence line; run thence along said meandering fence as follows: S 86°59'47" W for a distance of 791.97 feet to a 1/2" steel rod set; run thence S 24°45' 17" W for a distance of 592.30 feet to a 3/4" Iron pipe found; run thence S 09°05'16" W for a distance of 75.27 feet to a 1/2" steel rod set in a shallow ditch; run thence leaving said meandering fence line and along said shallow ditch as follows: S 82°53'13" W for a distance of 81.98 feet to a 1/2" steel rod set; run thence S 84°10'52" W for a distance of 181.59 feet to a 1/2" steel rod set; run thence S 81°28'04" W for a distance of 179.10 feet to a 1/2" steel rod set; run thence S 85°30'16" W for a distance of 249.54 feet to a 1/2" steel rod set; run thence S 85°27'20" W for a distance of 187.94 feet to a 1/2" steel rod set; run thence S 76°03'00" W for a distance of 128.42 feet to a 1/2" steel rod set; run thence S 75°33'08" W for a distance of 99.03 feet to a 1/2" steel rod set; run thence S 89°12'12" W for a distance of 187.39 feet to a 1/2" steel rod set; run thence N 85°50'36" W for a distance of 324.77 feet to a 1/2" steel rod set; run thence N 81°27'32" W leaving said shallow ditch for a distance of 643.03 feet to a creosote fence post found; run thence S 71°37'14" W for a distance of 822.70 feet to a 1/2" steel rod set, passing thru a reference 1/2" steel rod set 812.70 feet back; run thence N 00°09'29" W for a distance of 2,109.98 feet to a 3/4" Iron pipe found at the southwest corner of lot 38 Oak Manor West Subdivision; run thence N 89°43'30" E along the south line of said subdivision for a distance of 1,523.70 feet to a point in a ditch at the southeast corner of lot 32, passing thru a 1/2" steel rod set 52.08 feet back, run thence along the east line of said subdivision as follows: run thence N 12°36'30" E for a distance of 426.48 feet to a point; run thence N 15°57'30" E for a distance of 204.07 feet to a point; run thence N 15°01'30" E for a distance of 201.13 feet to a point; run thence N 18°17'30" E for a distance of 310.48 feet to a point at the northeast corner of lot 28 of said subdivision; run thence S 89°28'59" E along the south line of lot 15B of said subdivision for a distance 163.56 feet to a fence corner post at the centerline extension of Scott street, passing thru a 1/2" steel rod set 73.45 feet back; run thence along a fence line as follows: S00°20'05" E along the centerline extension of Scott street for a distance of 699.98 feet to a fence corner post, passing thru two reference 1/2" steel rods set at 10.00 feet and 689.98 feet back; run thence N 89°39'29" E leaving said centerline extension of Scott street and along the south boundary line of Ivy Manor Subdivion and the south boundary line of Deerwood Subdivision for a distance of 2,078.84 feet to the point of beginning of the herein described tract of land. Said tract contains 192.40 acres, more or less.