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SS
STATE MS. - DESOTO CO
OCT 27 9 55 AM '04

PREPARED BY AND RETURN TO:
MILLIE SABBATINI
SPICER, FLYNN & RUDSTROM, PLLC
80 MONROE AVENUE, SUITE 500
MEMPHIS, TN 38103
(901) 523-1333

485 PG 140
M. OLK.

BROADMOOR INVESTMENT CORP.

GRANTOR

TO

WARRANTY DEED

KIM H. KREUNEN

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Broadmoor Investment Corp., a Tennessee corporation, does hereby bargain, sell, convey and warrant unto Kim H. Kreunen, all of its rights, title and interest, in and to the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

LOTS 3 and 4, PECAN GROVE COMMERCIAL SUBDIVISION, in Section 29, Township 1 South, Range 7 West, DESOTO COUNTY, MISSISSIPPI, as per Plat thereof recorded in Plat Book 36, Page 20, in the Office of the Chancery Court of DeSoto County, Mississippi.

LESS AND EXCEPT:

PARCEL I.

Begin at the point of intersection of the Western line of Defendants property, being the Western line of Lot 5 of PECAN GROVE COMMERCIAL SUBDIVISION, with the present Northern right-of-way line of Mississippi Highway No. 302, said point of intersection is 44.6 feet North of and 822.2 feet West of the Southeast corner of Section 29, Township 1 South, Range 7 West; from said point of beginning run thence North 00 degrees, 25 minutes East along said Western property line a distance of 24.2 feet to the proposed Northern right-of-way line of a proposed highway project, being known and designated as "Federal Aid Project No. 19-0021-01-018-10, being a segment of Mississippi Highway No. 302; thence South 89 degrees, 44 minutes East along said proposed Northern right-of-way line a distance of 51.8 feet; thence North 61 degrees, 35 minutes East along said proposed right-of-way line, a distance of 73.0 feet; thence North 12 degrees, 19 minutes East along said proposed right-of-way line, a distance of 205.7 feet to the present Western right-of-way line of Pecan Lane; thence South 08 degrees, 02 minutes, West along said present Western right-of-way line, a distance of 57.7 feet; thence South 00 degrees 19 minutes, West

along said present Western right-of-way line, a distance of 178.7 feet; thence Southwestwardly along the common present Western right-of-way line of Pecan Lane and the present Northern right-of-way line of Mississippi Highway No. 302 and along the circumference of a circle to the right having a radius of 25.0 feet, an arc distance of 39.3 feet (said arc having a chord bearing South 45 degrees, 25 minutes West for a distance of 35.4 feet); thence North 89 degrees, 35 minutes West along the said present Northern right-of-way line of Mississippi Highway No. 302, a distance of 135.9 feet to the point of beginning of this parcel no. 1, containing 9122.18 square feet or 0.2094 acres, more or less, and

Parcel II.

Begin at a point of intersection of the Northern line of Defendants property, being the Northern line of Lot 1 of PECAN GROVE COMMERCIAL SUBDIVISION, with the present Western right-of-way line of Tchulahoma Road, said point of intersection is 315.3 feet North of and 51.2 feet West of the Southeast corner of Section 29, Township 1 South, Range 7 West, from said point of beginning run thence South 00 degrees, 06 minutes East along the said present Western right-of-way line of Tchulahoma Road, a distance of 245.4 feet; thence South 52 degrees, 23 minutes West along the common present Western right-of-way line of Tchulahoma Road and the present Northern right-of-way line of Mississippi Highway No. 302, a distance of 49.1 feet; thence North 89 degrees, 36 minutes West along said present Northern right-of-way line, a distance of 148.5 feet; thence North 00 degrees 24 minutes East along said present Northern right-of-way line, a distance of 5.0 feet; thence North 89 degrees, 36 minutes West along said present Northern right-of-way line, a distance of 338.2 feet; thence Northwesterly along the common present Northern right-of-way line of Mississippi Highway No. 302, and the present Eastern right-of-way line of Pecan Lane and along the circumference of a circle to the right having a radius of 23.0 feet, an arc distance of 39.2 feet (said arc having a chord bearing North 44 degrees, 39 minutes West for a distance of 35.3 feet); thence North 00 degrees 19 minutes East along said present Eastern right-of-way line of Pecan Lane, a distance of 173.1 feet; thence North 02 degrees, 16 minutes West along said present Eastern right-of-way line, a distance of 54.7 feet to the proposed Northern right-of-way line of the above mentioned proposed highway project; thence South 08 degrees 55 minutes East long said proposed Northern right-of-way line, a distance of 201.2 feet; thence South 17 degrees, 09 minutes East long said proposed right-of-way line, a distance of 36.7 feet; thence South 89 degrees, 44 minutes East along said proposed right-of-way line, a distance of 305.0 feet to a point hereby designated Point "A" for future references; thence South 89 degrees, 44 minutes East along said proposed right-of-way line, a distance of 20.0 feet; thence North 62 degrees, 24 minutes East along said proposed right-of-way line, a distance of 206.6 feet; thence North 00 degrees, 38 minutes West along said proposed right-of-way line, a distance of 27.5 feet to a point hereby designated Point "B" for future reference; thence North 00 degrees 38 minutes West

along said proposed right-of-way line, a distance of 126.3 feet to the Northern line of Defendant's property; thence South 89 degrees 52 minutes East along said Northern property line, a distance of 2.7 feet to the point of beginning of this Parcel No. 2 containing 24341.76 square feet or 0.5588 acres, more or less, and

Parcel No. 1 and Parcel No. 2 contain an aggregate of 33463.94 square feet or 0.7682 acres, more or less, and are situated in and a part of Lot Nos. 1 through 5 of PECAN GROVE COMMERCIAL SUBDIVISION in the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi.

Together with any and all abutters rights of access, if any, in , to, over, on and across the lands herein described in Parcel No. 2 between Point "A" and Point "B".

INDEXING INSTRUCTIONS: PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI.

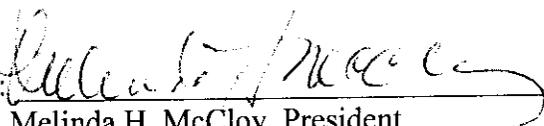
The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public road and public utilities and restrictive covenants and easements of record.

This being part of the same property acquired by the Grantor as part of the conveyance made pursuant to a Warranty Deed recorded in Plat Book 277 Page 128 in the office of the Chancery Clerk of DeSoto County, Mississippi.

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 pro-ration as of this date is incorrect, then the Grantor agrees to pay to said Grantees or their assigns any deficit on an actual pro-ration. Possession is to be given with delivery of this Deed.

WITNESS the signature of the party, this the 13 day of October, 2004.

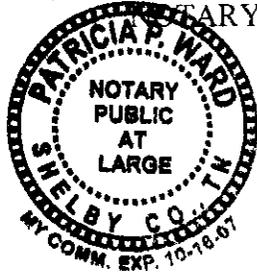
BROADMOOR INVESTMENT CORP.

BY: 
Melinda H. McCloy, President

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 13th day of October, 2004, within my jurisdiction, the within named Melinda H. McCloy, who acknowledged that she is the President of Broadmoor Investment Corp., a Tennessee corporation, and that for and on behalf of said corporation, and as its act and deed, Melinda H. McCloy executed the above and foregoing instrument, after having first been duly authorized by said corporation to do so

Patricia P. Ward



My Commission Expires:

10-16-07

GRANTOR'S ADDRESS:

Broadmoor Investment Corp.
3184 Overbrook, Memphis, TN, 38128
Phone: (901) 386-6421
work: N/A

GRANTEE'S ADDRESS"

Kim H. Kreunen
PO Box 38, Olive Branch, MS 38654
Phone: 662-895-6025
work: 662-895-6025