

Prepared by:  
W. Emmett Marston  
Martin, Tate, Morrow & Marston, P.C.  
6410 Poplar Avenue, Suite 1000  
Memphis, TN 38119  
662-363-2922

WARRANTY DEED

B.M. MCLEMORE

GRANTOR

TO

SUSSY OIL COMPANY LLC  
(a Tennessee Limited Liability  
Company)

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, B.M. MCLEMORE does hereby sell, convey and warrant unto SUSSY OIL COMPANY LLC, a Tennessee limited liability company, the described property lying and being situated in DeSoto County, Mississippi, set forth on EXHIBIT A attached hereto and made a part hereof.

There is reserved and retained by Grantor easements of ingress and egress over and across the demised property to and from Getwell and Goodman Roads.

There is also granted to Grantee a cross easement of ingress and egress on the property retained by Grantor.

The warranty in this deed is subject to rights of way and easements for public roads and utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the year 2004 are to be paid by the Grantor and possession is to be given with delivery of deed.

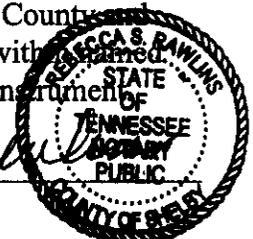
WITNESS my signature this the <sup>30<sup>th</sup></sup>~~31<sup>st</sup>~~ day of December 2004.

B.M. McLemore  
B.M. McLemore

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said County and State, on this 30<sup>th</sup> day of December, 2004, within my jurisdiction, the within named B.M. McLemore, who acknowledged that he executed the above and foregoing instrument of

Rebecca S. Rawlings  
Notary Public



My commission expires: \_\_\_\_\_

My Comm. Exp. 07-20-2008

GRANTOR'S ADDRESS:  
B.M. McLemore  
1619 Bartlett Road  
Bartlett, TN 38134-7107  
Phone: (901) 372-0956

GRANTEE'S ADDRESS:  
Sussy Oil Company, LLC  
2920 Houston Oaks Cove  
Germantown, TN 38139  
Phone: 901-853-2776

**EXHIBIT A**

A 0.91, more or less, acre tract of land being located in the southeast quarter the southeast quarter of section 28, township 1 south, range 7 west of the Chickasaw meridian, City of Southaven, DeSoto County, Mississippi and being more particularly described as follows:

Commencing at the southeast corner of section 28, township 1 south, range 7 west of the Chickasaw Meridian; thence North 21 degrees 58 minutes 40 seconds West, a distance of 193.10 feet to a point in the north right of way line of Goodman Road (right of way varies) and the west right of way line of Getwell Road (155 foot right of way), said point being the true point of beginning of the herein described tract of land; thence, along the north right of way line of Goodman Road, South 65 degrees 09 minutes 54 seconds West, a distance of 224.45 feet to a point; thence, continuing along said right of way line, north 87 degrees 04 minutes 33 seconds west, a distance of 39.18 feet to a point; thence, departing said right of way line, north 00 degrees 01 minutes 23 seconds east, a distance of 201.03 feet to a point; thence south 89 degrees 59 minutes 17 seconds east, a distance of 242.29 feet to a point in the west right of way line of Getwell Road (155 foot right of way); thence, along said right of way line, south 00 degrees 14 minutes 09 seconds east, a distance of 108.70 feet to the point of beginning. containing 0.91, more or less, acres and being subject to all codes, covenants, easements, revisions, restrictions, regulations, and rights of way of record.

**INDEXING INSTRUCTIONS:**

**A portion of Lots 2 and 3, Country Oaks Commercial Subdivision,  
Section 28, Township 1 South, Range 7 West, DeSoto County, Mississippi  
(Plat Book 36, Page 1.)**