

Prepared by and Return to  
Bridgforth & Buntin

P. O. Box 241  
Southaven, Ms 38671  
601-393-4450

**SPECIAL WARRANTY DEED**

**LOUIE H. NICHOLS, D. MILTON NICHOLS, MARGARET  
NICHOLS AND SANDRA N. SHASSERE**

**GRANTOR(S)**

**TO**

**COOPER REALTY INVESTMENTS, INC.,  
AN ARKANSAS CORPORATION**

**GRANTEE(S)**

**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, we, LOUIE H. NICHOLS, D. MILTON NICHOLS, MARGARET NICHOLS and SANDRA N. SHASSERE, do hereby sell, convey and specially warrant unto COOPER REALTY INVESTMENTS, INC., an Arkansas Corporation, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, more particularly described as follows, to-wit:**

**The Nichols and Fields lots remaining after the Highway 302 relocation located in part of the Southeast Quarter of Section 26; Township 1 South; Range 6 West; City of Olive Branch, DeSoto County, Mississippi.**

**Beginning at the southwest corner of the Fields lot, said corner being 1323.6 feet west of the southeast corner of Section 26; Township 1 South; Range 6 West and being a point in the centerline of Goodman Road; thence north 300.61 feet along the west line of the Fields lot to the northwest corner of said lot; thence east 100.0 feet along the north line of said lot to a point in the south right of way of Highway 302; thence southeast 330.0 feet along said south right of way to a point in the east line of the D. F. Nichols lot; thence south 80 feet along said east line to a point in the centerline of Goodman Road; thence west 420.08 feet along said Goodman Road to the point of beginning and containing 2.10 acres more or less and being subject to any right of way for Goodman Road.**

**The warranty in this deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi, and further subject to the specific exceptions shown on Exhibit "A" attached hereto.**

**Grantors covenant that the above described property does not now nor has ever been a part of their homestead and it is not necessary for their spouses to join in this conveyance.**

**Taxes for the year 2005 are to be prorated and possession is given with delivery of deed.**

WITNESS our signatures this 1st day of <sup>June</sup> ~~May~~, 2005.

Louie H. Nichols  
Louie H. Nichols

D. Milton Nichols  
D. Milton Nichols

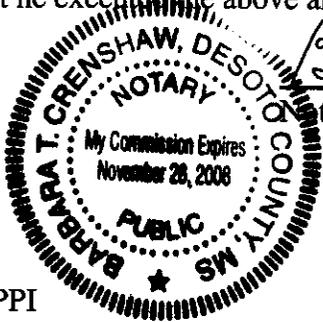
Margaret Nichols  
Margaret Nichols

Sandra N. Shassere  
Sandra N. Shassere

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 1st day of <sup>June</sup> ~~May~~, 2005 within my jurisdiction, the within named Louie H. Nichols, who acknowledged that he executed the above and foregoing instrument.



Barbara T. Crenshaw  
Notary Public

(SEAL)

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 1st day of <sup>June</sup> ~~May~~, 2005 within my jurisdiction, the within named D. Milton Nichols, who acknowledged that he executed the above and foregoing instrument.



Barbara T. Crenshaw  
Notary Public

(SEAL)

WITNESS our signatures this 1st day of ~~May~~<sup>June</sup>, 2005.

\_\_\_\_\_  
Louie H. Nichols

\_\_\_\_\_  
D. Milton Nichols

\_\_\_\_\_  
Margaret Nichols

Sandra N. Shassere  
Sandra N. Shassere

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this \_\_\_\_\_ day of May, 2005 within my jurisdiction, the within named Louie H. Nichols, who acknowledged that he executed the above and foregoing instrument.

\_\_\_\_\_  
Notary Public

(SEAL)

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this \_\_\_\_\_ day of May, 2005 within my jurisdiction, the within named D. Milton Nichols, who acknowledged that he executed the above and foregoing instrument.

\_\_\_\_\_  
Notary Public

(SEAL)

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 1st day of June, 2005 within my jurisdiction, the within named Margaret Nichols, who acknowledged that she executed the above and foregoing instrument.



Barbara T. Crenshaw  
Notary Public

(SEAL)

STATE OF IA

COUNTY OF Anderson

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 1st day of May, 2005 within my jurisdiction, the within named Sandra N. Shassere, who acknowledged that she executed the above and foregoing instrument.



Conley L. Sharp  
Notary Public

Grantees' Address:  
8136 Saddlebrook Cove  
Olive Branch, MS 38654  
(H) 601-895-6070  
(W) Same

Grantees' Address:  
903 North 47<sup>th</sup> Street  
Rogers, AR 72756  
(B) 800-648-6401

## EXHIBIT "A"

## EXCEPTIONS TO WARRANTY

1. City of Olive Branch taxes for the year 2005, and DeSoto County taxes for the year 2005, and all subsequent years, the amounts of which are not yet ascertainable, due or payable.
2. Reference to acreage is left in the description of the tract merely for convenience in identifying the tract.
3. Rights of access to adjoining road granted in Warranty Deeds of record in Book 259, Page 696, Book 258, Page 558, Book 259, Page 280, all of the records of Chancery Clerk's Office of DeSoto County, Mississippi.
4. Rights of the public to that part of the property described in this deed underlying public roads.
5. Location of fences, pole and wire lines and anchor guy, as shown on survey by Dickinson and Bennett, Inc. dated October 22, 2004, last revised February 25, 2005.