

PREPARED BY AND RETURN TO:  
PROFESSIONAL SERVICES  
P. O. BOX 130 - 40 HOMAN DRIVE  
POTTS CAMP, MS 38659  
TELEPHONE: 662-333-9009

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 22<sup>nd</sup> day of June, 2005, by and between COUCH REALTY INVESTMENT, LLC ("Grantor") whose address is 9950 Centerhill Rd., Collierville, TN 38017, home telephone no. 901-277-8322/work telephone no. 901-277-8322 and JAMES R. RICKMAN, ("Grantee") whose address is 2964 Cayce Road, Byhalia, MS 38611, home telephone no. 901-870-6631/work telephone no 901-870-6631.

**WITNESSETH:**

That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in the County of DeSoto, State of Mississippi (the "Property") to wit:

**INDEXING: LOT 23, CENTERHILL CROSSING SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 WEST OF DESOTO COUNTY, MISSISSIPPI; being more particularly described as follow:**

**LOT 23, Centerhill Crossing Subdivision as recorded in Plat Book 90 at page 49 in the office of the Chancery Clerk of DeSoto County, Mississippi and located in the Southwest Quarter of Section 16, Township 1 South, Range 5 West, DeSoto County, Mississippi.**

PREPARED BY PAM

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**SOURCE DEED:** This is part of the same land and property as conveyed to COUCH REALTY INVESTMENTS, a Tennessee Limited Liability Company, by Warranty Deed from W. VON COUCH, dated August 10, 2004, and recorded in Land Deed Book 480, at page 256 in the office of the Chancery Clerk of Desoto County, Mississippi.

**SUBJECT TO:** Rights of way and easements for public road and utilities; AND, MORE SPECIFICALLY, that Right of Way Instrument executed by B.F. Johnson in favor of Mississippi Power and Light Company, dated March 10, 1947, and recorded in Book 33, at page 369; AND, that Right of Way Instrument, executed by Louise L. Pool in favor of Mississippi Power and Light Company, recorded in Book 25, at page 260, all in in the office of the Chancery Clerk of Desoto County, Mississippi

**SUBJECT TO:** Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the subdivision regulations and zoning ordinances adopted by ordinances of the Board of Supervisors of DeSoto County, Mississippi, none of which render title unmarketable.

**IT IS AGREED AND UNDERSTOOD THAT THE TAXES FOR THE CURRENT YEAR WHEN BILLED WILL BE PRORATED BETWEEN GRANTOR AND GRANTEE AND EACH WILL PAY HIS OWN SHARE.**

This conveyance is made subject to easements and restrictions of record and otherwise affecting the Property.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE;

AND the Grantor hereby covenants with the said Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; that Grantor hereby fully warrants the title to said Property, and will defend the same against the lawful claims of all persons by, through or under Grantor, and no others.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

**COUCH REALTY INVESTMENT, LLC**

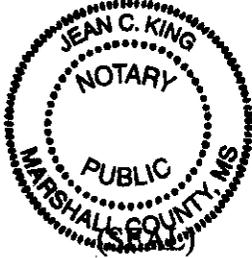
BY: *David V. Couch*  
**DAVID V. COUCH**

STATE OF MISSISSIPPI

COUNTY OF MARSHALL

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid the within named, **DAVID V. COUCH**, known to me to be the Chief Manager of **COUCH REALTY INVESTMENT, LLC**, who signed and delivered the above and foregoing Special Warranty Deed on the day and year therein mentioned pursuant to the express authority conferred upon him.

The foregoing instrument was acknowledged before me this the 22<sup>nd</sup> day of June, 2005.



Notary Public State of Mississippi  
At Large  
My Commission Expires  
September 11, 2008  
BONDED THRU  
HEIDEN, BROOKS & GARLAND, INC.

*Jean C. King*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: