

Brown and Brown Construction, LLC  
GRANTOR

WARRANTY

TO

DEED

Castle Ridge Development, LLC  
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 and sufficiency of all of which is hereby acknowledged, Brown and Brown Construction, LLC, does hereby sell, convey, and warrant unto Castle Ridge Development, LLC, , the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

TRACT I

A tract of land located in Section 17, all in Township 2 South, Range 7 West of the City of Southaven, DeSoto County, Mississippi and being part of that land conveyed to Kenneth H. Brown, Sr. and wife (lying East of Davis Road) per Warranty Deed of record in Book 280, Page 139 and being more particularly described as follows:

Commencing at a point on the East line of Davis Road (40 feet from centerline) that measures North 571.10 feet and East 1042.29 feet from a cotton picker spindle in the center of Swinnea Road that is marking the locally accepted Southwest corner of said Section 8; run thence South 0 degrees 31 minutes 37 seconds East along the East line of Davis Road 166.52 feet; run thence South 1 degree 56 minutes 26 seconds West along the East line of said road 320.98 feet; run thence South 4 degrees 43 minutes 03 seconds West along the East line of said road (crossing over into Section 17) 322.30 feet; run thence South 1 degree 06 minutes 21 seconds West along the East line of said road 163.03 feet to the Point of Beginning; run thence North 89 degrees 03 minutes 30 seconds East 1364.10 feet to a point; run thence South 0 degrees 58 minutes 51 seconds East 1004.42 feet to a one inch pipe in a north/south fence line; run thence South 88 degrees 47 minutes 46 seconds West 1385.26 feet to a point on the East line of Davis Road (said point being 40 feet from the mean center line and 45.11 feet East and one line from a found 3/8 inch iron pin; run thence along the East line of Davis Road being 40 feet from the mean center line and parallel to said center line the following calls: North 1 degree 34 minutes 36 seconds East 303.83 feet; North 0 degrees 35 minutes 54 seconds West 275.41 feet; North 0 degrees 27 minutes 32 seconds West 365.28 feet; North 1 degree 06 minutes 21 seconds East 66.59 feet to the Point of Beginning.

INDEXING INSTRUCTIONS: A tract of land located in the NW ¼ of Section 17, Township 2 South, Range 7 West, DeSoto County, Mississippi.

AND

TRACT II

A tract of land located in Sections 8 and 17, all in Township 2 South, Range 7 West of the City of Southaven, DeSoto County, Mississippi and being part of that land conveyed to Kenneth H. Brown Sr. and wife (lying East of Davis Road) per Warranty Deed of record in Book 280, Page 139 and being more particularly described as follows:

Beginning at a point on the east line of Davis Road (40 feet from centerline) that measures North 571.10 feet and East 1042.29 feet from a cotton picker spindle in the center of Swinnea Road that is marking the locally accepted Southwest corner of said Section 8; run thence North 89 degrees 03 minutes 30 seconds East 1610.84 feet to a fence corner post; run thence South 0 degrees 34 minutes 10 seconds East 567.31 feet to a one inch pinched pipe at a fence corner and the locally accepted southeast corner of the West ½ of said Section 8; run thence South 89 degrees 32 minutes 54 seconds West 298.29 feet to a PK nail in the top of a cross-tie fence corner that measures approximately one foot north of the South line of said Section 8; run thence South 0 degrees 58 minutes 51 seconds East (crossing over into Section 17) 405.99 feet to a point; run thence South 89 degrees 03 minutes 30 seconds West 1364.10 feet to the East line of Davis Road; run thence along the East line of Davis Road, being 40 feet from the mean center line and parallel to said center line the following calls: North 1 degree 06 minutes 21 seconds East 163.03 feet; North 4 degrees 43 minutes 03 seconds East (crossing over into Section 8) 322.30 feet; North 1 degrees 56 minutes 26 seconds East 320.98 feet, North 0 degrees 31 minutes 37 seconds West 166.52 feet to the Point of Beginning.

INDEXING INSTRUCTIONS: A tract of land located in the SW 1/4 Section 8, Township 2 South, Range 7 West and the NW ¼ of Section 17, Township 2 South, Range 7 West, DeSoto County, Mississippi.

*Eric*

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

It is understood and agreed that the taxes for the year 2005 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 8th day of July, 2005

Brown and Brown Construction, LLC

By: *Daniel Ray Brown*  
Daniel Ray Brown, Member

Attest: *Joseph Alvin Brown*  
Joseph Alvin Brown, Member

STATE OF Mississippi  
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 8<sup>th</sup> day of July, 2005, within my jurisdiction, the within named Daniel Ray Brown and Joseph Alvin Brown, who acknowledged that they are Members of Brown and Brown Construction, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

*Sarah Bryant*  
Notary Public  
Sarah Bryant



My Commission Expires:

June 21, 2007

GRANTOR'S ADDRESS:  
PO Box 711  
Olive Branch, Mississippi 38654  
Work Phone #: 901-359-5100  
Home Phone #: N/A

GRANTEE'S ADDRESS:  
7105 Swinnea Road  
Southaven, Mississippi 38671  
Work Phone #: 662-349-1450  
Home Phone #: N/A

THIS INSTRUMENT PREPARED BY:  
Eric L. Sappenfield, PLLC  
6858 Swinnea Road  
#5 Rutland Place  
Southaven, Mississippi 38671  
(662) 349-3436

FILE NUMBER: 11324