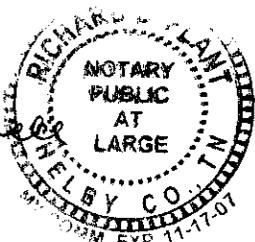


7/15/05 11:20:44  
 BK 504 PG 621  
 DESOTO COUNTY, MS  
 W.E. DAVIS, CH CLERK

**WARRANTY DEED**

Houston  
 Cel 2-280-5083  
 Cel 2-879-8356

ALLEN TONEY, Powell  
 412 ANDERSON CV  
 CORDOVA TN 38014  
 PH: NA



STATE OF TENNESSEE  
 COUNTY OF DeSoto *Shelby*  
 THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS  
 GREATER, FOR THIS TRANSFER IS \$267,300.00

*Jeremy Carl*  
 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE  
 12th Day of July, 2005.

*[Signature]*  
 Notary Public

MY COMMISSION EXPIRES:  
 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY  
 Accurate Title & Escrow, Inc. Linda Boyd, 8245 Cordova Road Ste 100 A Cordova, TN 38018

901-969-0073

**WARRANTY DEED**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Houston	Eric Houston	
(NAME) 1650 Pleasant Hill Road	(NAME) 1650 Pleasant Hill Road	
(ADDRESS) Nesbit, MS 38651	(ADDRESS) Nesbit, MS 38651	2079 2900.0 00012.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Allen Montrell Toney, and William M. Powell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eric Houston**, A Married Man, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DeSoto County, State of Mississippi, described as follows, to-wit:

Part of the Northeast Quarter of Section 29, Township 2 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows to wit:

Commencing at the southeast corner of said Section 29; thence run North 00' 33' 15" West a distance of 3020.94 feet along the east line of said Section 29 to a point on the centerline of Nesbit-Pleasant Hill Road (80-foot wide); thence run South 89' 06' 12" West a distance of 1725.75 feet to a point on said road centerline; thence run North 00' 07' 58" West a distance of 40.00 feet to a point on the north right-of-way line of said road and the Point of Beginning; thence run South 89' 08' 27" West a distance of 260.02 feet along said north right-of-way line to the southeast corner of the Wortease B. Wiseman property, then run North 00' 01' 51" West a distance of 467.00 feet to a point; thence run 89' 58' 09" East a distance 276.75 feet to point; thence run South 00 degrees 47' 59" East a distance of 437.95 feet to point; thence run Southwest a distance of 39.24 feet a curve to the right (D=89 degrees 56'26", R=25.00, CD=S 44 degrees 10' 14" W, LC=35.34') to the point of beginning and containing 3.00 acres, more or less. Bearings are based on Grid North of the Mississippi State Plane Coordinate System, West Zone (NAD 83). The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated February 18, 2005.

Property Address: 1650 Pleasant Hill Road, Nesbit, MS 38651

Being the same property conveyed to Freddie Smith and wife, Annie Lee Smith, by Warranty Deed, from A. J. Johnson, dated 3/31/1987, filed in Book 194, Page 308, said Register's Office.

Also being the same property conveyed to Allen Montrell Toney and William M. Powell, by Warranty Deed, from Freddie Smith and wife, Annie Lee Smith, dated 2/25/2005, filed in Book 494, Page 154, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )  
 improved( x ) property, known as 1650 Pleasant Hill Road Nesbit MS 38651  
 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th Day of July, 2005.

*Accurate Title Co*

