

JOHN M. M. CALDWELL and
LEE PERKINS CALDWELL GRANTORS

TO

WARRANTY DEED

BARBARA FELIX, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, JOHN M. M. CALDWELL and LEE PERKINS CALDWELL, hereby sell, convey, and warrant unto the Grantee, BARBARA FELIX, the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

By way of explanation, JOHN M. M. CALDWELL is currently serving in the United States Marine Corp. Prior to leaving this Country he quitclaimed his interest in subject property to his Wife, LEE PERKINS CALDWELL, for the purposes of facilitating its sale. JOHN M. M. CALDWELL joins in this conveyance in order to convey any homestead and any other rights he may have in the property. For these reasons it will not be possible for him to attend the closing and hence he will execute this Deed on a different date. JOHN M. M. CALDWELL has previously given and does hereby once again grant power of attorney to LEE PERKINS CALDWELL to act as his attorney in fact and execute any and all documents in connection with the closing of subject property.

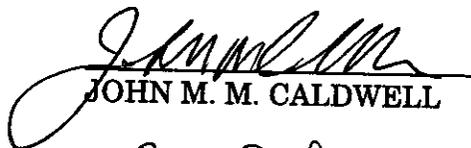
By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for the year 2005 shall be estimated and prorated at closing and paid by the Grantee when due

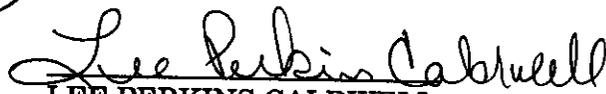
WBB

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with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given at closing.

EXECUTED this the 24 day of August, 2005.

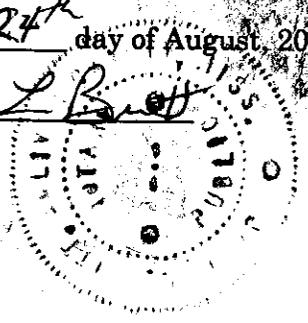

JOHN M. M. CALDWELL


LEE PERKINS CALDWELL
GRANTORS

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named LEE PERKINS CALDWELL who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed:

GIVEN under my hand and official seal of office this the 24th day of August, 2005.


Notary Public


My Commission Expires:

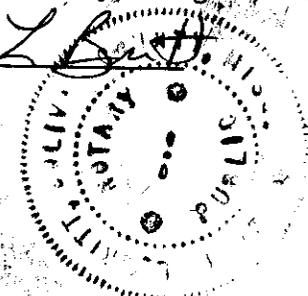
~~Notary Public State of Mississippi At Large~~
My Commission Expires: April 11, 2008
Bonded Thru Holder: Brooks & Garland, Inc.

STATE OF MS
COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JOHN M. M. CALDWELL who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 26 day of August, 2005.

Janice L. Smith
Notary Public



My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: April 11, 2008
Bonded Thru Helden, Brooks & Garland, Inc.

GRANTOR'S ADDRESS: 1550 Nesbit Rd.
Home #: ~~(662)~~ 429 1454 Bus #: ~~(661)~~ 340-2400

GRANTEE'S ADDRESS: 1523 Star Landing Rd., Nesbit, MS 38651
Home #: ~~(662)~~ 429 8823 Bus #: ~~(661)~~ 830-5207

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
2540 Highway 51 South
Hernando, MS 38632
662-429-5277
901-521-9292
1694br wd 2005

EXHIBIT "A"

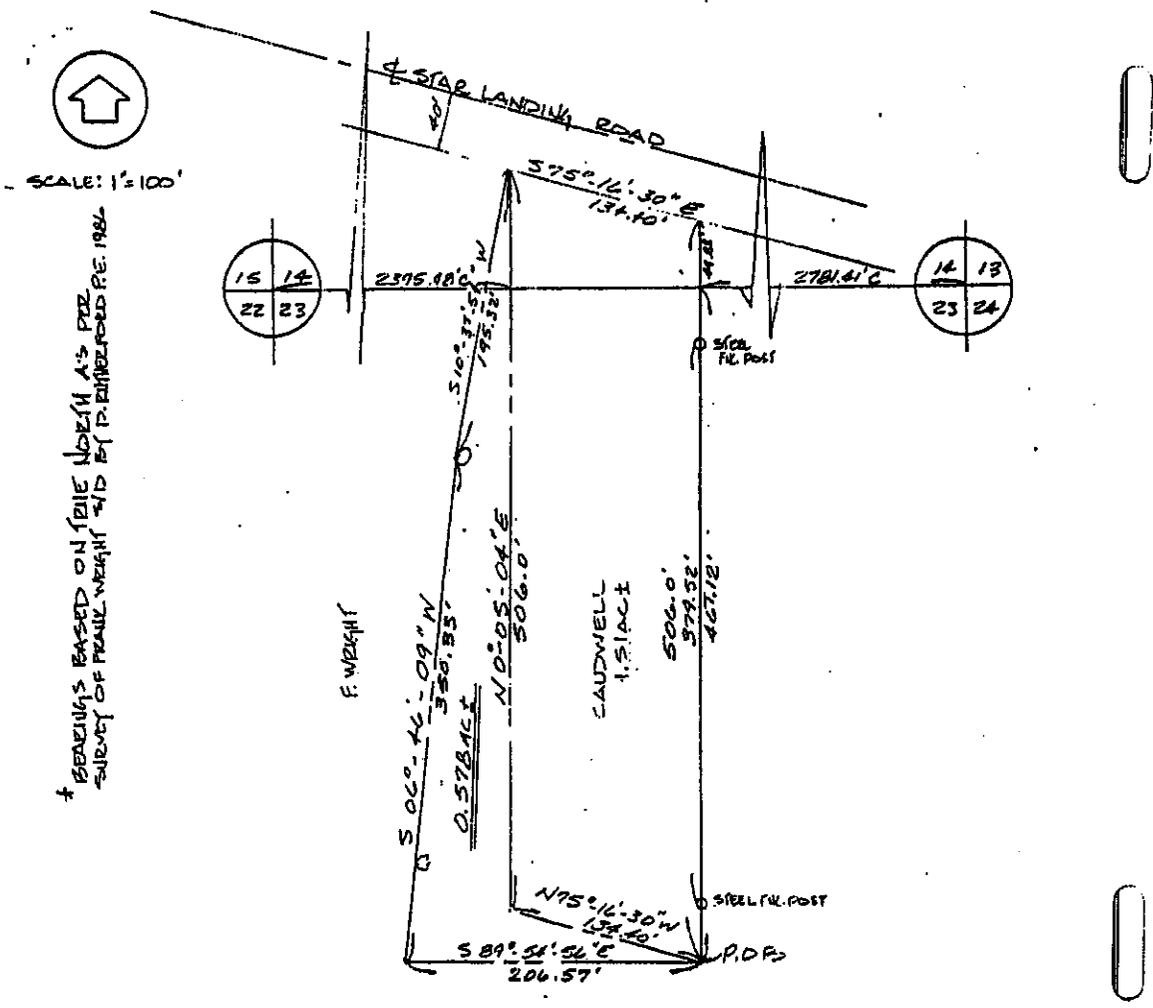
PART OF SECTION 14 AND 23, TOWNSHIP 2 SOUTH, RANGE 8 WEST, IN DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF GWYNN ROAD, AND STAR LANDING ROAD, SAID POINT BEING A P.K. NAIL BEING THE NORTHEAST CORNER OF SECTION 23; THENCE SOUTH 89 DEGREES, 14 MINUTES, 52 SECONDS WEST, A DISTANCE OF 2781.41 FEET TO THE POINT OF BEGINNING OF THIS PROPERTY; THENCE SOUTH 00 DEGREES, 39 MINUTES, 51 SECONDS WEST, A DISTANCE OF 461.12 FEET TO AN IRON PIN; THENCE NORTH 74 DEGREES, 41 MINUTES, 43 SECONDS WEST, A DISTANCE OF 134.40 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES, 39 MINUTES, 51 SECONDS EAST, A DISTANCE OF 423.93 FEET TO A POINT ON THE NORTH LINE OF SECTION 23, AND THE SOUTH LINE OF SECTION 14; THENCE NORTH 00 DEGREES, 39 MINUTES, 51 SECONDS EAST, A DISTANCE OF 82.07 FEET TO AN IRON PIN, 40.00 FEET SOUTH OF THE CENTER LINE OF STAR LANDING ROAD; THENCE SOUTH 74 DEGREES, 41 MINUTES, 43 SECONDS EAST, A DISTANCE OF 134.40 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES, 39 MINUTES, 51 SECONDS WEST, A DISTANCE OF 44.88 FEET TO THE POINT OF BEGINNING, CONTAINING 1.51 ACRES, AS PER SURVEY PREPARED BY TIDWELL SURVEY COMPANY AND DATED AUGUST 3, 1987.

BEING THE SAME PARCEL CONVEYED TO JOHN M.M. CALDWELL AND LEE CALDWELL FROM BEVERLY DEE WRIGHT BY VIRTUE OF A WARRANTY DEED DATED 08/07/1987 RECORDED 08/12/1987 IN DEED BOOK 197, PAGE 623 IN DESOTO COUNTY, MISSISSIPPI.

1.51 acres and 0.578 acres, more or less, in the NW 1/4 of Section 23, Township 2 South, Range 8 West and the SW 1/4 of Section 14, Township 2 South, Range 8 West, DeSoto County, Mississippi.

Legend



F. WRIGHT

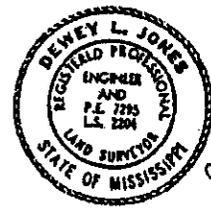
SURVEY OF A 0.578 ACRE TRACT
 LOCATED IN PART OF SECTIONS 14 & 23, TOWNSHIP 2 SOUTH, RANGE 8 WEST
 DE SOTO COUNTY, MISSISSIPPI

Beginning at a point commonly accepted as the Northeast corner of said section 23, said point being a masonry nail at the intersection of Gwynn and Star Landing Road; Thence West along the North line of Section 23 a distance of 2781.41 feet to a point in the East line of the Caldwell 1.51 acre tract; Thence South 00°-05'-04" West a distance of 461.12 feet to the Southeast corner of said tract and point of beginning this description; Thence North 75°-16'-30" West a distance of 134.4 feet to a point; Thence North 00°-05'-04" East a distance of 506.0 feet to a point in the South right of way of Star Landing road; Thence South 10°-37'-54" West a distance of 195.32 feet along the East line of the Frank Wright 3.0 acre tract to a point; Thence continuing along said Wright tract South 06°-46'-09" West a distance of 350.33 feet to a point; Thence South 89°-54'-56" East a distance of 206.57 feet to the point of beginning containing 0.578 acres more or less.

This is to certify that this plat was drawn from a ground survey made by me or under my direction of the physical features found and is true and accurate to the best of my knowledge and belief.

JONES ENGINEERING
 ULTING ENGINEERS / SURVEYORS
 1101 GOODMAN ROAD EAST
 UTHAVEN, MISSISSIPPI 38071
 (601) 342-2624

Dewey L. Jones
 Dewey L. Jones
 Ms. PE 2295; RLS 2204



20 APRIL 89

Lo Jue