

Prepared by and return to:
Tri-State Title and Escrow, Inc.
Hugh H. Armistead, Attorney
419 W. Main Street
Heber Springs, AR 72543
(501) 362-2009

MARY LYNN BROADWAY TURNER, ET AL,

GRANTORS

TO

WARRANTY DEED

STEVEN BROADWAY, ET UX,

GRANTEES

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, **MARY LYNN BROADWAY TURNER and husband, DOYLE TURNER, together with the life tenant, VIRGINIA SANDRIDGE,** do hereby sell, convey and warrant unto **STEVEN BROADWAY and wife, LEIGHANN BROADWAY,** as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

3.00 acres located in the Southeast Quarter of Section 12, Township 2 South, Range 6 West, DeSoto County, Mississippi, being part of that certain land conveyed to Mary Broadway of record in Book 187, at Page 767, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at a found 5/8 inch rebar marking the Southwest corner of Sandridge Acres Subdivision as shown on Plat Book 18, at Page 5, said rebar being on the North line of Old Highway 78 and being the true Point of Beginning; thence North 68 degrees 12 minutes 16 seconds West along the North line of said highway 164.69 feet to a set 3/4 inch iron pin; thence North 01 degree 14 minutes 00 seconds East 222.10 feet to a set 3/4 inch iron pin; thence North 68 degrees 12 minutes 16 seconds West 100.00 feet to a set 3/4 inch iron pin; thence North 01 degree 14 minutes 00 seconds East 344.48 feet to a set 3/4 inch iron pin; thence South 87 degrees 54 minutes 45 seconds East 247.86 feet to a set 3/4 inch iron pin; thence South 01 degree 14 minutes 00 seconds West 655.84 feet to the Point of Beginning and containing 3.00 acres.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

Taxes for the year 2005 are to be prorated, and possession is to take place upon delivery of this deed.

Hugh

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WITNESS OUR SIGNATURES, this the 7th day of September, 2005.

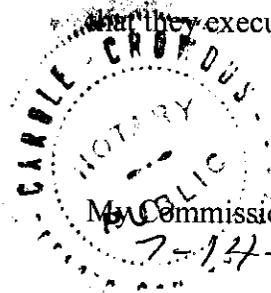
Mary Lynn Broadway Turner
MARY LYNN BROADWAY TURNER

Doyle Turner
DOYLE TURNER

Virginia Sandridge
VIRGINIA SANDRIDGE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

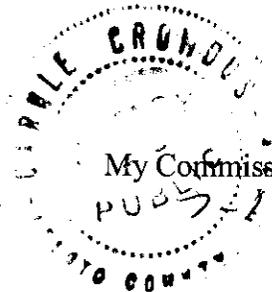
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 7th day of September, 2005, within my jurisdiction, the within named MARY LYNN BROADWAY TURNER and husband, DOYLE TURNER, who acknowledged that they executed the above and foregoing Warranty Deed.



Carole Cronous
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 7th day of September, 2005, within my jurisdiction, the within named VIRGINIA SANDRIDGE, who acknowledged that she executed the above and foregoing Warranty Deed.



Carole Cronous
NOTARY PUBLIC

Grantors' Address: 11780 Highway 178, Olive Branch, MS 38654
Home # (662) 895-2519; Work # Same

Grantees' Address: 11900 Highway 178, Olive Branch, MS 38654
Home # (662) 890-6418; Work # (901) 488-4780

NO TITLE WORK REQUESTED OR PERFORMED FOR THIS CONVEYANCE