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PREPARED BY & RETURN TO:
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3/14/06 8:55:50
BK 523 PG 199
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Francis J. Miller,	)	
Grantor	)	
TO	)	**WARRANTY DEED**
Wheeler Homes, LLC,	)	
Grantee	)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **I, Francis J. Miller,** an unmarried man, Grantor, do hereby grant, bargain, sell, convey and warrant unto **Wheeler Construction, LLC**, a Tennessee Limited Liability Company, Grantee, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

0.389 acre tract of land being located in Section 28, Township 1 South, Range 7 West more particularly described as follows to wit:

Beginning at a point commonly accepted as the Southwest corner of Section 28, Township 1 South, Range 7 West; thence North 89 deg. 55 min. 12 sec. East along the South line of said section a distance of 1291.07 feet to a point; thence North 00deg. 23 min. 23 sec. West a distance of 40.00 feet to a point on the North right-of-way of Goodman Road, said point being the Point of beginning this description; thence North 00 deg. 23 min. 23 sec. West a distance of 169.06 feet to a point; thence North 89 deg. 36 min. 40 sec. East a distance of 100.0 feet to a point; thence South 00 deg. 23 min. 23 sec. East a distance of 169.60 feet to a point on the North right of way of Goodman Road; thence South 89 degrees 55 minutes 12 seconds West along said right of way a distance of 100.0 feet to the point of beginning, containing 0.389 acres more or less. SW 1/4.

Less ans Except" That property conveyed to Mississippi State Highway Commission by virtue of WD 254/196.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found of record in Book 25, Page 376; Book 46, Page 591; and in Book 60, Page 552 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2006 and all subsequent years.

Taxes for the year 2006 are being pro-rated on an estimated basis as part of this closing, Grantor shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, his heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

S02-06-0227

Austin

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 9 day of March, 2006.

Francis J. Miller

Francis J. Miller

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Francis J. Miller,** who acknowledged to me that he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 9 day of March, 2006.

Jami Reach

NOTARY PUBLIC

My Commission Expires:
3-15-08

Grantor:
Francis J. Miller

Address:
7025 Country Oaks Drive
Southaven MS 38671

Home Telephone: 662-349-9757

Work Telephone: N/A

Grantee:
Wheeler Construction, LLC

Address:
8625 Hwy 51-North
Southaven, MS 38671

Home Telephone: N/A

Work Telephone: 662-342-9293