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Fearnley and Califf, PLLC  
6389 Quail Hollow, Suite 202  
Memphis, Tennessee 38120  
File No: 0607177

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4/03/06 11:19:39  
BK 524 PG 732  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**ANSLEY, L.L.C., a Mississippi Limited Liability Company**

**TO:**

**PAYNE LANE DEVELOPMENT, L.L.C.,  
a Tennessee Limited Liability Company**

**WARRANTY DEED**

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, **ANSLEY, L.L.C., a Mississippi Limited Liability Company**, does hereby sell, convey and warrant unto **PAYNE LANE DEVELOPMENT, L.L.C., a Tennessee Limited Liability Company**, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

A 111.11, more or less, acre tract of land located partially in the Southeast quarter of the Northeast quarter and the Southeast quarter of Section 28, Township 1 South, Range 5 West, DeSoto County, Mississippi and is further described as follows:

Beginning at a 1/2 inch rebar set on the West line of the Solid Rock Enterprises tract to the East; said point lies North 70 degrees 59 minutes 52 seconds West a distance of 968.12 feet from the Southeast corner of Section 28, Township 1 South, Range 5 West; thence South 89 degrees 17 minutes 53 seconds West a distance of 439.20 feet to a 1/2 inch rebar set; thence South 00 degrees 09 minutes 26 seconds East a distance of 302.01 feet to a 1/2 inch rebar set on the North right-of-way of Goodman Road; thence South 89 degrees 02 minutes 06 seconds West along said right-of-way a distance of 68.00 feet to a 1/2 inch rebar set; thence North 00 degrees 09 minutes 26 seconds West a distance of 302.32 feet to a 1/2 inch rebar set; thence South 89 degrees 17 minutes 53 seconds West a distance of 1211.49 feet to a 1/2 inch rebar set on the East right-of-way line of Payne Lane; thence North 01 degrees 27 minutes 37 seconds West along said right-of-way a distance of 59.74 feet to a right-of-way monument found; thence South 88 degrees 47 minutes 17 seconds West along the aforementioned Payne Lane right-of-way a distance of 12.43 feet to a 1/2 inch rebar set; thence North 01 degrees 19 minutes 42 seconds West along said right-of-way a distance of 1569.97 feet to a 1/4 inch rebar found being a common corner of the herein described property and the Debra Cummins tract to the North; thence South 89 degrees 43 minutes 44 seconds East a distance of 1315.91 feet to a tree with wire found; thence North 00 degrees 08 minutes 16 seconds East a distance of 340.65 feet to a 1/2 inch pipe found; thence North 00 degrees 40 minutes 49 seconds West a distance of 453.50 feet to a 1/2 inch rebar found; thence North 02 degrees 42 minutes 47 seconds East a distance of 354.16 feet to a 1/2 inch rebar set being a common corner of the herein described property and the James Stovall tract to the North; thence North 89 degrees 24 minutes 10 seconds East a distance of 1329.05 feet to a 1/2 inch rebar set on the DeSoto County and Marshall County line and being a common corner of the herein described property and the aforementioned Stovall tract; thence South 00 degrees 16 minutes 21 seconds East along the County line a distance of 1658.96 feet to a 1/2 inch rebar set being a

common corner of the herein described property and the Jewell Hulbert tract to the South; thence South 89 degrees 39 minutes 56 seconds West along the common North line of the Hulbert tract and the Geoffrey Haines tract a distance of 599.78 feet to a 1 inch pipe found being a common corner of the herein described property, the aforementioned Haines tract, and the Solid Rock Enterprises tract to the South; thence South 89 degrees 28 minutes 15 seconds West along the North line of the aforementioned Enterprises tract a distance of 311.59 feet to a 1/4 inch rebar found; thence South 00 degrees 08 minutes 33 seconds East along the aforementioned Enterprises tract a distance of 1098.39 feet to a 1/2 inch rebar set which is the True Point of Beginning, having an area of 4840104.7 Square Feet, 111.11, Acres, more or less, being subject to all codes, regulations and restrictions, rights of way and easements of record.

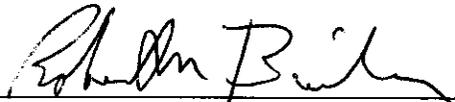
The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and easements for public roads and public utilities. The warranty in this instrument is subject to Transmission Line Easements to USA as recorded in Book 215, Pages 337, 340, 343, 346, 349 and 352, and further subject to Easements to USA as recorded in Book 221, Pages 419, 421, 423, 425, and 428 and Book 222, Page 87 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.

Taxes for the year 2006 <sup>/DeSoto County, and City of Olive Branch</sup> shall be prorated as of the date of this instrument and shall be paid by Grantee when and as due and possession is to take place upon the delivery of this Deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF THE GRANTOR, this 28 day of March, 2006.

ANSLEY, L.L.C., a Mississippi Limited Liability Company

BY: EBI, Inc., a Mississippi Corporation, Its Managing Member

BY:   
ROBERT M. BAILEY, President

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, on this 28 day of March, 2006, within my jurisdiction, the within named, ROBERT M. BAILEY, who acknowledged that he is President of EBI, INC., a Mississippi corporation, and Managing Member of Ansley, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said corporation as managing member of said limited liability company, and as the act and deed of said corporation as managing member of said limited liability company, and as the act and deed of said limited liability company, he executed the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 9-19-07

GRANTOR'S ADDRESS:  
5719 Raleigh-LaGrange Rd., Suite #5  
Memphis, TN 38134  
Phone #901-377-0619

Where to Mail Tax Bills and  
GRANTEE'S ADDRESS:  
6104 Macon Road  
Memphis, TN 38134  
Phone # 901-377-1006

PREPARED BY:  
JAMES E. WOODS  
WATKINS LUDLAM WINTER & STENNIS, P.A.  
P. O. Box 1456  
Olive Branch, MS 38654  
(662) 895-2996

AFTER RECORDING RETURN TO: