

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between John M Varadi,
Grantor, and Michael Otto, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00),
cash in hand paid by the Grantee to the Grantor, and other good and valuable considerations, the
receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain,
sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described
property, together with the improvements, hereditaments and appurtenances thereunto belonging,
located in the County of DESOTO, State of Mississippi, and more particularly described as follows,
to-wit:

Lot 46, Section B, Goodman & 51 Commercial & Industrial
Subdivision, situated in Section 35, Township 1 South, Range 8
West, DeSoto County, Mississippi, as per plat thereof recorded in Plat
Book 45, Page 48, in the office of the Chancery Clerk of DeSoto
County, Mississippi.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever,
and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet
due and payable.

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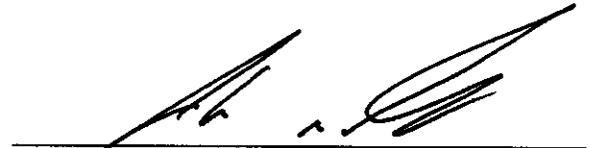
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2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 4th day of April, 2006.

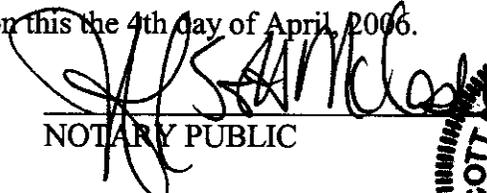


John M Varadi

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, John M Varadi, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 4th day of April, 2006.



NOTARY PUBLIC


(SEAL)

My Commission Expires: 9/24/2009

ADDRESS OF GRANTOR:
105 Main Street
Como, MS 38619
Home: N/A
Work: 901-359-1077

ADDRESS OF GRANTEE:
P.O. Box 858
Southaven, Mississippi 38671
Home: N/A
Work: 662-526-1213

PREPARED BY AND RETURN TO:
BASKIN McCARROLL McCASKILL & CAMPBELL, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 906058/JSM