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BK 530 PG 699
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and Return to
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
662-393-4450
05-071B

WARRANTY DEED

SHERYL G. DAVIS a/k/a Cheryl G. Davis
a/k/a Sheryl Deann Garner Davis — GRANTOR(S)

TO

JBW, LLC, A MISSISSIPPI LIMITED
LIABILITY COMPANY — GRANTEE(S)

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, SHERYL G. DAVIS a/k/a Cheryl G. Davis a/k/a Sheryl Deann Garner Davis, does hereby sell, convey and warrant unto JBW, LLC, a Mississippi limited liability company, an undivided 10.2% interest in and to the land lying and being situated in the City of Southaven, DeSoto County, Mississippi, more particularly described as follows, to-wit:

99.7928 acres located in the Southeast Quarter of Section 31, Township1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, being more particularly described as follows:

Beginning at the commonly accepted corner of Section 31, Township 1 South, Range 7 West; thence N 00(29'29" W along the west line of Section 31 a distance of 1167.28' to an ½" iron pin set; thence around a curve to the left, through a central angle of 15(42'46", an arc distance of 328.79', a chord bearing of M 07(41'17" E, a distance of 327.76' to an ½" iron pin set; thence N 00(10'06" W along the East R.O.W. of Airways Extended a distance of 1170.01' to an ½" iron pin set; thence N 89(58'11" E a distance of 963.14' to an 1" capped iron pipe found; thence S 00(28'55" E along the West line of Elmore Subdivision P.B. 22 pg. 38 a distance of 729.07' to an ½" iron pin set, passing an 1" capped iron pipe found at 725.51'; thence S 89(48'33" E along the South line of Elmore Subdivision a distance of 1120.45' to an ½" iron pin set; thence S 00(22'54" E a distance of 841.39' to an ½" iron pin set; thence S 89(48'33" E a distance of 517.74' to a p.k. nail set; thence S 00(05'46" W a distance of 288.41' to a p.k. nail set; thence N 89(24'06" W a distance of 1320.00' to a point; thence S 00(01'29" W a distance of 331.02' to a point; thence S 88(39'32" E a distance of 113.67' to a point; thence S 00(09'57" W a distance of 477.18' to an 1" capped iron pipe found on the South line of Section 31; thence S 89(57'07" W a distance of 1435.16' to the point of beginning, containing 4346974.7494 square feet or 99.7928 acres more or less.

Eric

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LESS & EXCEPT:

Description of part of the Sheryl Deann Garner Davis and Mimi Michelle Garner Cavagnaro property recorded in Book 266, Page 491 and part of the Ray E. Garner and wife, Jamin M. Garner property recorded in Book 231, Page 768 located in Southwest Quarter of Section 31, Township 1 South, Range 7 West, Southaven, DeSoto County, Mississippi:

Beginning at set 1/2" rebar with plastic cap at the intersection of the east line of Airways Boulevard (106 R.O.W.) and the south line of Lot 7G, Briargate Commercial Subdivision, 5th Revision recorded in Plat Book 78, Page 2, said point being located 2662.08 north and 54.08 feet east of a found rebar at the commonly accepted southwest corner of Section 31, Township 1 South, Range 7 West; thence north 89 degrees 58 minutes 23 seconds east with the south line of said Lot 7G recorded in Plat Book 78, Page 2 and the south line of Lot 7B of said subdivision recorded in Plat Book 78, Page 2, 963.14 feet to a found iron pipe in the west line of Lot 2, Elmore Subdivision recorded in Plat Book 22, Page 38; thence south 00 degrees 28 minutes 43 seconds east with the west line of said Lot 2 recorded in Plat Book 22, Page 38, passing a found iron pipe at 725.39 feet and on for a total distance of 729.07 feet to a set 1/2" rebar with plastic cap in the south line of said Lot 2 recorded in Plat Book 22, Page 38; thence south 89 degrees 48 minutes 35 seconds east with the south line of said Lot 2 recorded in Plat Book 22, Page 38, 149.67 feet to a set 1/2" rebar with plastic cap in the west line of the United States of America property recorded in Book 201, Page 481; thence south 00 degrees 28 minutes 43 seconds east across the Ray E. Garner and wife, Jamin M. Garner property recorded in Book 231, Page 768 and the Sheryl Deann Garner Davis and Mimi Michelle Garner Cavagnaro property recorded in Book 266, Page 491, 672.44 feet to a set 1/2" rebar with plastic cap in the north line of a Proposed Road (80' R.O.W.); thence northwestwardly across said property recorded in Book 231, Page 768 and said property recorded in Book 266, Page 491 and with the north line of said Proposed Road the following calls: along a curve to the left having a radius of 990.00 feet, a delta angle of 58 degrees 10 minutes 00 seconds, a chord bearing of north 60 degrees 57 minutes 50 seconds west, a chord distance of 962.44 feet and an arc distance of 1005.05 feet to a point of tangency; south 89 degrees 57 minutes 10 seconds west, 203.57 feet; north 45 degrees 06 minutes 29 seconds west, 39.56 feet to a point in the east line of said Airways Boulevard; thence north 00 degrees 09 minutes 54 seconds west with the east line of said Airways Boulevard, 827.74 feet to the point of beginning and containing 22.583 acres of land more or less.

FURTHER LESS & EXCEPT:

Description of part of the Sheryl Deann Garner Davis and Mimi Michelle Garner Cavagnaro property recorded in Book 266, Page 491 and part of the Ray E. Garner and wife, Jamin M. Garner property recorded in Book 231, Page 768 located in Southwest Quarter of Section 31, Township 1 South, Range 7 West, Southaven, DeSoto County, Mississippi.

Commencing at a found rebar at the commonly accepted southwest corner of Section 31, Township 1 South, Range 7 West; thence north 00 degrees 31 minutes 15 seconds west with the west line of said Section, 1006.28 feet to a point in the centerline of an existing ditch, said point being in the west line of the Sheryl Deann Garner Davis and Mimi Michelle Garner Cavagnaro property recorded in Book 266, Page 491 and the Point of Beginning: thence continuing with the west line of said Section 31 and the west line of said property recorded in Book 266, Page 491, 160.95 feet to set 1/2" rebar with plastic cap in the east line of Airways Boulevard (106' R.O.W.); thence northwardly with the east line of said Airways Boulevard

the following calls: along a curve to the left having a radius of 1198.92 feet, a delta angle of 15 degrees 42 minutes 46 seconds, a chord bearing of north 07 degrees 41 minutes 28 seconds east, a chord distance of 327.76 feet and an arc distance of 328.79 feet to a found concrete monument and a point of tangency; north 00 degrees 09 minutes 54 seconds west, 206.25 feet to a point in the south line of a Proposed Road (80' R.O.W.); thence eastwardly with the south line of said Proposed Road and across said property recorded in Book 266, Page 491 and across the Ray E. Garner and wife, Jamin M. Garner property recorded in Book 231, Page 768 the following calls: north 44 degrees 53 minutes 31 seconds east, 39.66 feet; north 89 degrees 57 minutes 10 seconds east, 203.29 feet to a point of curvature; along a curve to the right having a radius of 910.00 feet, a delta angle of 29 degrees 50 minutes 36 seconds, a chord bearing of south 75 degrees 07 minutes 32 seconds east, a chord distance of 468.65 feet and an arc distance of 473.99 feet to a point in the centerline of said ditch; thence southwestwardly with the centerline of said existing ditch and across said property recorded in Book 231, Page 768 and said property recorded in Book 266, Page 491 the following calls: south 15 degrees 32 minutes 25 seconds west, 98.57 feet; south 10 degrees 23 minutes 11 seconds west, 29.15 feet; south 11 degrees 32 minutes 47 seconds west, 17.93 feet; south 03 degrees 58 minutes 55 seconds west, 19.44 feet; south 36 degrees 24 minutes 49 seconds west, 30.28 feet; south 72 degrees 39 minutes 20 seconds west, 19.58 feet; north 89 degrees 10 minutes 56 seconds west, 21.76 feet; south 80 degrees 59 minutes 56 seconds west, 47.00 feet; south 50 degrees 55 minutes 23 seconds west, 59.96 feet; south 69 degrees 45 minutes 17 seconds west, 52.02 feet; south 27 degrees 33 minutes 58 seconds west, 67.87 feet; south 21 degrees 46 minutes 07 seconds west, 129.66 feet; south 79 degrees 02 minutes 15 seconds west, 86.17 feet; south 68 degrees 41 minutes 43 seconds west, 59.86 feet; north 86 degrees 07 minutes 16 seconds west, 56.65 feet; south 84 degrees 48 minutes 29 seconds west, 46.49 feet; south 24 degrees 44 minutes 04 seconds west, 166.15 feet; north 77 degrees 12 minutes 17 seconds west, 106.87 feet to the point of beginning and containing 7.670 acres more or less.

FURTHER LESS AND EXCEPT:

Commencing at the commonly accepted southwest corner of Section 31, Township 1 South, Range 7 West; thence N00°29'29"W along the west line of said section a distance of 1167.28 feet to a point on the east right of way of Airways Boulevard; thence along said right of way and around a curve to the left with a radius of 1198.92 feet, a chord bearing of N07°41'17"E and a chord distance of 327.76 feet for an arc distance of 328.79 feet to a point; thence continuing along said right of way N00°10'06"W a distance of 206.32 feet to the true point of beginning of the herein described tract; thence N00°10'06"W a distance of 136.00 feet to a point; thence S45°06'29"E a distance of 39.56 feet to a point; thence N89°57'09"E a distance of 203.57 feet to a point; thence around a curve to the right with a radius of 990.00 feet, a chord bearing of S60°57'50"E, and a chord distance of 962.44 feet for an arc distance of 1005.05 feet to a point; thence S31°52'50"E a distance of 622.50 feet to a point in the north line of the JBW, LLC property as recorded in Deed Book 447, Page 447; thence N89°24'06"W along said North line a distance of 94.83 feet to a point; thence N31°52'50"W a distance of 571.57 feet to a point; thence around a curve to the left with a radius of 910.00 feet, a chord bearing of N60°57'50"W, and a chord distance of 884.67 feet for an arc distance of 923.84 feet to a point; thence S89°57'09"W a distance of 203.28 feet to a point; thence S44°53'31"W a distance of 39.64 feet to the point of beginning; containing 144,216.66 square feet or 3.31 acres, more or less.

INDEXING INSTRUCTIONS: Southwest Quarter of Section 31, Township 1 South,

Range 7 West, DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Southaven, DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 2006 are to be prorated between the parties.

Possession is to be given with delivery of Deed.

WITNESS my signature this the 31st day of May, 2006.

Sheryl G. Davis

Sheryl G. Davis, a/k/a Cheryl. G. Davis a/k/a
Sheryl Deann Garner Davis

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY PERSONALLY appeared before me, the undersigned authority at law in and for the state and county aforesaid, the within named Sheryl G. Davis a/k/a Cheryl. G. Davis a/k/a Sheryl Deann Garner Davis, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 31st day of May, 2006.

Barbara T. Crenshaw

Notary Public

(Seal)

BARBARA T. CRENSHAW, DESOTO COUNTY, MS
NOTARY PUBLIC
My Commission Expires November 28, 2008

GRANTOR(S) ADDRESS:
967 Muirfield Cove
Olive Branch MS 38654
Home Phone: 662-893-6769
Work Phone: 901-375-2808

GRANTEE(S) ADDRESS:
1493 Hwy 51
Hernando MS 38632
Home Phone: N/A
Work Phone: 662-429-4542

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