

Return To:
Davis Law Firm, P.C.
5185 Getwell Road
Southaven, MS 38671
(662) 393-8542

WARRANTY DEED

DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC, **GRANTOR**
TO
MARK MANUEL, **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, **DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC**, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto **MARK MANUEL**, the land lying and being situated in the DeSoto County, Mississippi, described as follows, to-wit:

A 2.07, more or less, acre tract of land located in the Northwest Quarter of Section 26, Township 3 South, Range 6 West, DeSoto County, Mississippi, being a part of that land conveyed to Trent Ross of record in Book 524, Page 572, and described as follows:

The Point of Beginning marked with a set ½ inch rebar in the east line of State Highway No. 305 (50 feet of center line) and being South 919.83 feet and East 1030.24 feet from the accepted northwest corner of said Section 26; run thence North 65 degrees 19 minutes 23 seconds East 305.00 feet to a set ½ inch rebar; run thence South 33 degrees 21 minutes 18 seconds East 290.96 feet to a set ½ inch rebar; run thence South 65 degrees 19 minutes 23 seconds West 320.24 feet to a set ½ inch rebar on the east line of said Highway No. 305 (50 feet of center); run thence along the east line of said highway being a curve to the right and having the following curve data of Radius = 2380.87 feet, Arc = 108.48 feet, Delta = 2 degrees 36 minutes 38 seconds and Chord of North 31 degrees 10 minutes 59 seconds West 108.47 feet to a point; run thence continuing along the east line of said highway North 29 degrees 52 minutes 40 seconds West 180.61 feet to the Point of Beginning and containing 2.07, more or less, acres.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and building setback lines, and utility easements as recorded in Land Records, Chancery Clerk's Office, DeSoto County, Mississippi and Right of Way to Mississippi Power & Light recorded at Book 25, Page 123, Book 25, Page 108, Book 33, Page 221, Book 33, Page 308 and Book 180, Page 490, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

Taxes for the year 2006 shall be paid by the Grantor and possession is to take place upon the delivery of this Deed.

Davis

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WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF THE GRANTOR, this the 30 day of ~~June~~^{MAY}, 2006.

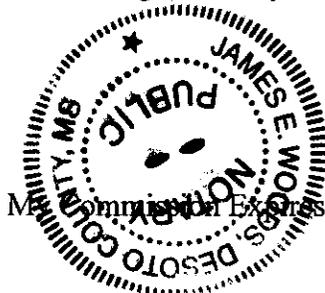
DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC, a Mississippi Limited Liability Company

BY: [Signature]
HAROLD TRENT ROSS, Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 30 day of ~~June~~^{MAY}, 2006, within my jurisdiction, the within named HAROLD TRENT ROSS, who acknowledged that he is a Member of Distinctive Properties by Trent Ross, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.



[Signature]
NOTARY PUBLIC
7-19-07

GRANTOR'S ADDRESS:
8485 Dunn Lane
Olive Branch, MS 38654
Phone: 901-508-6207

GRANTEE'S ADDRESS:
20945 Dunn Lane
Olive Branch MS 38654
Hm. Phone: 602-810-4395
Wk. Phone: N/A

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: