

Prepared by:  
Butler, Snow, O'Mara, Stevens & Cannada, PLLC  
Attn: Don B. Cannada  
17th Floor, Deposit Guaranty Plaza  
Post Office Box 22567  
Jackson, MS 39225-2567  
(601) 948-5711

To the Chancery Clerk of DeSoto County, Mississippi:  
The real property described herein is situated in the SW¼ of Section 29, S½ of the SE¼ of Section 30, the NE¼ of Section 31, and the N½ of the SW¼ of Section 32, all lying in Township 2, Range 6, of DeSoto County, Mississippi.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, William T. Hawks and Diane A. Hawks, (the "Grantors"), do hereby sell, convey and warrant unto Hawks Crossing Investments, LLC, a Mississippi limited liability company (the "Grantee"), the property (the "Property") lying and being situated in DeSoto County, Mississippi, and being more particularly described on Exhibit A attached hereto.

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain liens, encumbrances and other matters set forth on Exhibit B attached hereto and that certain Lease Agreement dated January 23, 2002, as amended April 1, 2004, between Grantors and Jamerson Farm No. 2 and an oral farm lease with Gary Jamerson.

FOR THE SAME CONSIDERATION, Grantors do hereby sell, convey, transfer and assign to Grantee, and Grantee hereby assumes, all of Grantors' right, title, interest and obligations in and to that certain Purchase Agreement dated March \_\_, 2004 between Grantors and the Desoto County, Mississippi Board of Education with respect to real property adjacent to the Property.

The Property is no part of the homestead of the Grantors.

*Ad valorem* taxes for the year 2006 have been prorated between the Grantors and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable.

*(Signatures appear on following three pages)*

After recording, return to:  
FNF Title Services, Inc.  
6880 Cobblestone Blvd, Ste. #2  
Southaven, MS 38672  
(662) 892-6536  
File # S 12927

WITNESS THE SIGNATURE OF THE GRANTORS, this the 1 day of June, 2006.

- GRANTORS -

William T. Hawks  
WILLIAM T. HAWKS

STATE OF Alabama

COUNTY OF Jefferson

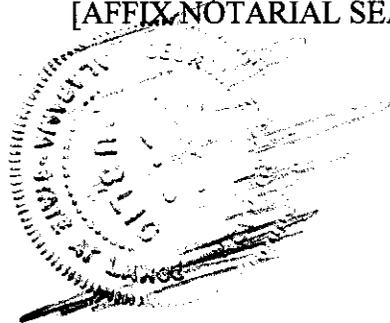
Personally appeared before me, the undersigned authority in and for the said county and state, on this 1<sup>st</sup> day of June, 2006, within my jurisdiction, the within named William T. Hawks, who acknowledged that he executed the above and foregoing General Warranty Deed.

Georgia Ellard Raby  
NOTARY PUBLIC

My Commission Expires:

GEORGIA ELLARD RABY  
Notary Public, State of Alabama  
My Commission Expires 09/21/08

[AFFIX NOTARIAL SEAL]



WITNESS THE SIGNATURE OF THE GRANTORS, this the 2 day of June, 2006.

- GRANTORS -

*Diane A Hawks*  
DIANE A. HAWKS

~~STATE OF~~ *District of Columbia*

COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned authority in and for the said county and state, on this 2 day of June, 2006, within my jurisdiction, the within named Diane A. Hawks, who acknowledged that she executed the above and foregoing General Warranty Deed.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires: *1/31/2008*

[AFFIX NOTARIAL SEAL]



WITNESS THE SIGNATURE OF THE GRANTEE this the 6 day of June, 2006.

- GRANTEE -

HAWKS CROSSING INVESTMENTS, LLC

By: [Signature]

Title: Manager

By: [Signature]

Title: Manager

STATE OF Mississippi

COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6<sup>th</sup> day of June, 2006, within my jurisdiction, the within named Dale Morrow and Doug Mauldin who acknowledged that they are Managers of Hawks Crossing Investments, LLC, a Mississippi limited liability company, and as its act and deed, they executed the above and foregoing General Warranty Deed, after first having been duly authorized by said limited liability company so to do.



My Commission Expires

[Signature]  
NOTARY PUBLIC

[AFFIX NOTARIAL SEAL] ★

The Address and Telephone Number of the Grantors:

William T. Hawks  
1004 East Capitol Street, N.E.  
Washington, DC 20003  
Telephone: 202-547-0549

Diane A. Hawks  
3525 30<sup>th</sup> Street, N.W.  
Washington, DC 20008  
Telephone: 202-289-6066

The Address and Telephone Number of the Grantee:

Hawks Crossing Investments, LLC  
7725 Goodman Road  
Walls, MS 38680  
Telephone: 662-671-0415

EXHIBIT ALegal Description**TRACT I:**

The South Half of the Southwest Quarter of Section 29, Township 2, Range 6, DeSoto County, Mississippi, and being 80 acres, more or less.

**TRACT II:**

Part of the Southeast Quarter of Section 31, Township 2 South, Range 6 West, DeSoto County, Mississippi. Commencing at the commonly accepted southeast corner of Section 31, Township 2 South, Range 6 West, DeSoto County, Mississippi being a iron stake in the centerline of Byhalia Road; thence North 00 degrees 28 minutes 39 seconds East, a distance of 40.00 feet to a ½" rebar set in the north line of said road POINT OF BEGINNING; thence South 89 degrees 48 minutes 26 seconds West along said north line, a distance of 2612.38 feet to a ½" rebar set; thence North 00 degrees 20 minutes 05 seconds West, a distance of 1274.10 feet to a ½" rebar set; thence North 89 degrees 48 minutes 26 seconds East, a distance of 2630.43 feet to a ½" rebar set; thence South 00 degrees 28 minutes 39 seconds West along the east line of said section, a distance of 1274.18 feet to the POINT OF BEGINNING; said described tract containing 76.67 acres, more or less.

**TRACT III:**

The Northeast Quarter of Section 31, Township 2, Range 6, DeSoto County, Mississippi, and being 160 acres, more or less.

AND

The North Half of the Southeast Quarter of Section 31, Township 2, Range 6, DeSoto County, Mississippi, and being 80 acres, more or less.

LESS AND EXCEPT that part conveyed to DeSoto County, Mississippi Board of Education of record in Book 471, Page 343 and Book 510, Page 214, in the office of the Chancery Clerk of DeSoto County, Mississippi.

**TRACT IV:**

The South Half of the Southeast Quarter of Section 30, Township 2, Range 6, DeSoto County, Mississippi, being 80 acres, more or less.

**TRACT V:**

The North Half of the Southwest Quarter of Section 32, Township 2, Range 6, DeSoto County, Mississippi, and being 80 acres, more or less.

AND

The Northwest Quarter of Section 32, Township 2, Range 6, DeSoto County, Mississippi, being 160 acres, more or less.

LESS AND EXCEPT that part conveyed to Martin Wild and wife, Regula Wild of record in Book 164, Page 367, in the Clerk of Chancery Court of DeSoto County, Mississippi.

## Legal Description (cont.)

Less and except:

Legal Description of a 40.00 (more or less) acre tract of land being part of the southeast quarter of Section 30, Township 2 South, Range, 6 West, Desoto County, Mississippi being more particularly described as follows:

Commencing at the commonly accepted southwest corner of the southeast quarter of Section 30, Township 2 South, Range 6 West, Desoto County, Mississippi being a 1/2" rebar found, said point being the POINT OF BEGINNING  
; thence South  $88^{\circ}38'43''$  West, a distance of 1337.44 feet to a concrete post found with a 1/2" rebar; thence North  $0^{\circ}14'32''$  West, a distance of 1320.99 feet to a 1/2" rebar found; thence North  $89^{\circ}13'18''$  East, a distance of 1314.28 feet to a 1/2" rebar set; thence South  $1^{\circ}14'55''$  East, a distance of 1307.52 feet to the POINT OF BEGINNING; said described tract containing 40.00 Acres, more or less.

**EXHIBIT B****List of Permitted Exceptions**

1. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on, and under subject property.
2. (TRACTS I, III, IV and V) subject to unrecorded Lease Agreement and First Amendment to Lease Agreement between William T. Hawks and Diane A. Hawks, Lessors, and Jamerson Farm No. 2, Lessee.
3. (TRACT I) Subject to ROW to DeSoto County, Mississippi of record in Book 140, Page 21, in the Clerk of Chancery Court of DeSoto County, Mississippi.
4. (TRACT II) Subject to ROW to DeSoto County of record in Book 46, Page 225, in the Clerk of Chancery Court of DeSoto County, Mississippi.
5. (TRACT II) Subject to easement of record in Book 471, Page 349, in the Clerk of Chancery Court of DeSoto County, Mississippi.
6. (TRACTS II AND III) Subject to permanent utility easement and temporary construction easement of record in Book 505, Page 192, in the Clerk of Chancery Court of DeSoto County, Mississippi.
7. (TRACTS II AND III) Subject to ROW of record in Book 511, Page 453, in the Clerk of Chancery Court of DeSoto County, Mississippi.
8. (TRACTS II AND III) Subject to ROW of record in Book 511, Page 455, in the Clerk of Chancery Court of DeSoto County, Mississippi.
9. (TRACT IV) Subject to ROW to DeSoto County of record in Book 140, Page 20, in the Clerk of Chancery Court of DeSoto County, Mississippi.
10. (TRACT IV) Subject to easement to Camp Creek Drainage District of record in Book 220, Page 18, in the Clerk of Chancery Court of DeSoto County, Mississippi.
11. (TRACT IV) Subject to permanent utility easement and temporary construction easement of record in Book 452, Page 546, in the Clerk of Chancery Court of DeSoto County, Mississippi.
12. (TRACT IV) Subject to ROW to Century Tel of North Mississippi, Inc. of record in Book 499, Page 216, in the Clerk of Chancery Court of DeSoto County, Mississippi.
13. (TRACT V) Subject to ROW to DeSoto County of record in Book 140, page 19, in the Clerk of Chancery Court of DeSoto County, Mississippi.
14. (TRACT V) Subject to ROW to Entergy, MS of record in Book 491, page 531, and Book 491, Page 533, in the Clerk of Chancery Court of DeSoto County, Mississippi.
15. (TRACT V) Subject to ROW to MP&L of record in Book 70, Page 400, and Book 60, Page 151, in the Clerk of Chancery Court of DeSoto County, Mississippi.