

Prepared by and Return to
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
601383-4450

RETURN TO:
KIRKLAND, ROTHMAN - BRANNING
& ASSOCIATES, PLLC
8489 Quail Hollow, Suite 102
Memphis, TN 38120
File No. 5060942
Telephone No. (901)758-5588

WARRANTY DEED

LITTLE SEQUATCHIE, LLC

GRANTOR(S)

TO

FIRST CAPITAL INVESTMENTS, LLC

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, LITTLE SEQUATCHIE, LLC does hereby sell, convey and warrant unto FIRST CAPITAL INVESTMENTS, LLC, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

The real property described on Exhibit "A" attached hereto and incorporated herein by referenced. Being the property conveyed to Lillard Darwin Sanders, III and wife, Catalina Spencer Sanders, by Deed of record in Book 220, Page 437 and by Deed of record in Book 239, Page 5, in the office of the Chancery Clerk of DeSoto County, Mississippi; and being the same property conveyed to Grantors by Warranty Deed of record in Book 512, Page 449, in the office of the Chancery Clerk of DeSoto County, Mississippi.

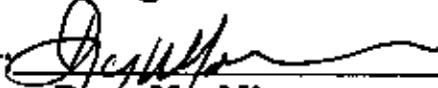
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect, and further subject to all applicable building restrictions and restrictive covenants of record.

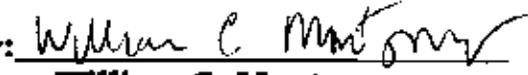
Taxes for the year 200⁶ are to be prorated between the parties.

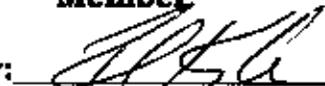
Possession is to be given with delivery of this Deed.

WITNESS the signature of the Grantor this 17th day of July, 2006.

LITTLE SEQUATCHIE, LLC

By: 
**Doug Mauldin -
Manager/Member**

By: 
**William C. Montgomery -
Member**

By: 
Russell Kyle - Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 12th day of July, 2006, within my jurisdiction, the within named Doug Mauldin, who acknowledged that he is Manager and Member of LITTLE SEQUATCHIE, LLC and that in said capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

Melissa A. Bittner
Notary Public

My commission expires:

9-22-08



STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 12th day of July, 2006, within my jurisdiction, the within named William C. Montgomery, who acknowledged that he is a Member of LITTLE SEQUATCHIE, LLC and that in said capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

Melissa A. Bittner
Notary Public

My Commission expires:

9-22-08

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 12th day of July, 2006, within my jurisdiction, the within named Russell Kyle, who acknowledged that he is a Member of LITTLE SEQUATCHIE, LLC and that in said capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

Melissa A. Bittner
Notary Public

My Commission expires:

9-22-08

Title File No. 199358
Parcel No:2053-0500-0.00006.

GRANTOR(S) ADDRESS:

P. O. Box 411
Lyon, Mississippi 38645
Business: 662-457-0714

GRANTEE(S) ADDRESS:

First Capital Investments
6489 Quail Hollow
Suite 102
Memphis, TN 38120
Business: 901-758-6213

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCING AT THE COMMONLY ACCEPTED SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI; THENCE S 89°23'25" W ALONG THE SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 2640.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE S 89°48'23" W (WEST-C) ALONG THE NORTH LINE OF THE PINECREST DEVELOPMENT COMPANY INC., PROPERTY A DISTANCE OF 2640.00 FEET TO A POINT; THENCE N 01°46'40" W (NORTH-C) A DISTANCE OF 2727.20 FEET TO A POINT; THENCE S 88°58'39" E (EAST-C) A DISTANCE OF 2642.46 FEET (2640.0'-C) TO A POINT; THENCE S 02°03'30" E (SOUTH-C) A DISTANCE OF 825.08 FEET TO A POINT AT THE NORTHWEST CORNER OF CENTER HILL DOWNS SUBDIVISION AS RECORDED IN PLAT BOOK 82 PAGE 15 OF THE CHANCERY COURT CLERKS OFFICE, DESOTO COUNTY, MISSISSIPPI; THENCE S 01°59'30" E (SOUTH-C) ALONG THE WEST LINE OF SAID CENTER HILL DOWNS A DISTANCE OF 846.81 FEET (846.89'-C) TO THE SOUTHWEST CORNER OF SAID CENTER HILL DOWNS; THENCE S 01°20'48" E (SOUTH-C) A DISTANCE OF 999.24 FEET TO THE POINT OF BEGINNING, CONTAINING 163.77 ACRES (166.03 AC-C) MORE OR LESS.

INDEXING INSTRUCTIONS; SW 1/4, OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 WEST.

BEARINGS REFERENCED TO WEST LINE OF CENTER HILL DOWNS AS RECORDED IN PLAT BOOK 82 PAGE 15 OF THE CHANCERY COURT CLERKS OFFICE, DESOTO COUNTY, MISSISSIPPI.