

JUDY LUNATI-TICER
and **JOSEPH A. LUNATI, JR.**

TO

THREE PLACE PARTNERS, LLC

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 8th day of **September, 2006**, by and between **Judy Lunati-Ticer and Joseph A. Lunati, Jr. as Tenants in Common**, party of the first part, and **Three Place Partners, LLC**, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

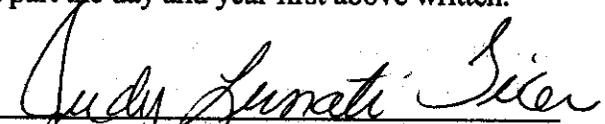
See **Exhibit "A"** attached hereto and made a part hereof for Legal Description.

This conveyance, however, is made subject to City of Southaven and DeSoto County taxes for the year 2006, for which party of the second part assumes and agrees to pay; and subject to any prior conveyance or reservation of minerals of any kind and character, including but not limited to oil, gas, sand and gravel in, on or under the subject property; and subject to Goodman Road – Road Right of Way Deed of record in Book 100, Page 235 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

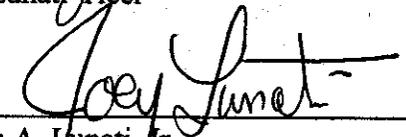
TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part their heirs, successors and assigns, in fee simple forever.

THE CONSIDERATION for this conveyance is the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged.

WITNESS the signature of the party of the first part the day and year first above written.



Judy Lunati-Ticer



Joseph A. Lunati, Jr.

Blackburn

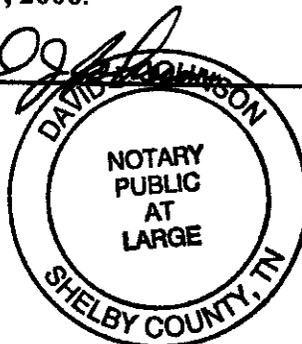
STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, personally appeared **Judy Lunati Ticer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument as and for her free act and deed.

Witness my hand, at office, this **8th** day of **September**, 2006.

David J. Johnson
Notary Public

My Commission Expires: 4-10-07



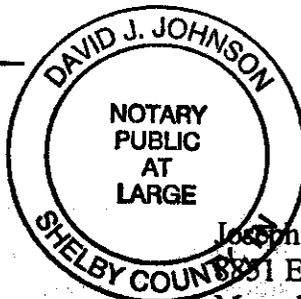
STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, personally appeared **Joseph A. Lunati, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument as and for his free act and deed.

Witness my hand, at office, this **8th** day of **September**, 2006.

David J. Johnson
Notary Public

My Commission Expires: 4/10/07



Grantor's Address: Judy Lunati Ticer
7170 Stout Road.
Germantown, TN 38138
Telephone: (901) 210-1112

Joseph A. Lunati, Jr.
551 E. Shelby Drive
Memphis, TN 38125
(901) N/A

Grantee's Address: 7643 Hwy 178 Ste 2
Olive Branch ms 38054

Telephone: 662-993 1361

This Instrument was Prepared by:
David J. Johnson, P.C.
780 Ridge Lake Blvd., Suite 202
Memphis, TN 38120
Telephone: (901) 682-3450

When Recorded Return To:
The Blackburn Law Firm, PLLC
8429 Industrial Drive
P. O. Box 70
Olive Branch, MS 38654
Telephone: (662) 895-6116

Abstracting/Indexing instructions: Southeast Quarter of Section 28, Township 1 South, Range 5 West, DeSoto County, Mississippi.

EXHIBIT "A"

DESCRIPTION:

April 5, 2006

9.63 acres more or less located in the Southeast one quarter of Section 28, Township 2 South, Range 5 West, DeSoto County, Mississippi, and being that land conveyed to Judy-Lunati-Ticer and Joseph A. Lunati, Jr., of record in Book 508, Page 461, and being more particularly described as follows:

Commencing at a found 3/8-inch rebar on the North line of Mississippi State Highway No. 302, said rebar is marking the East line intersection of said Section 28 with the North line of said highway per deed of record in Book 512, Page 727,

Run thence South 82 deg 01 min 24 sec West 272.34 feet along the North line of said highway to a found 3/8-inch rebar and the Point of Beginning;

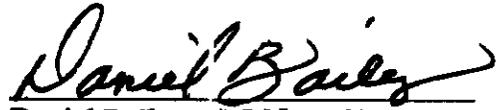
Run thence South 82 deg 01 min 24 sec West 8.59 feet along the North line of said highway to a found concrete marker that is marking a point of curve the right;

Run thence along the North line of said highway being in a curve to the right and having the following curve data (Radius 8469.61 feet) (Arc Length 305.49 feet) (Delta 2 deg 04 min 00 sec) along the chord of South 83 deg 03 min 24 sec West 305.48 feet to a set 1/2-inch rebar;

Run thence North 01 deg 02 min 19 sec East 1368.20 feet to a set 1/2-inch rebar in an old fence line;

Run thence South 89 deg 37 min 40 sec East along said old fence 311.02 feet to a found 3/8-inch rebar approximately 1.5 feet tall;

Run thence South 01 deg 02 min 19 sec West 1328.05 feet to the Point of Beginning and containing 9.63 acres, more or less.


Daniel Bailey, JLS No. 2619