

9/22/06 2:34:14  
BK 540 PG 72  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

File No. S06-209  
Prepared by & Return to:  
MS Real Estate Closings, LLC  
5699 Getwell Road, Bldg G, Suite 1  
Southaven, MS 38672  
662-349-1818

**WARRANTY DEED**

FIRST BROADCASTING INVESTMENT PARTNERS, LLC GRANTOR  
TO  
JAMES R. SEAY, SR., TRUSTEE FOR  
THE JAMES R. SEAY, SR. REVOCABLE TRUST GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, FIRST BROADCASTING INVESTMENT PARTNERS, LLC (Grantor), do hereby sell, convey and warrant unto JAMES R. SEAY, SR., TRUSTEE FOR THE JAMES R. SEAY, SR. REVOCABLE TRUST (Grantee), the following described real property located and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.

Taxes for the year were prorated.

Possession is to be given with delivery of deed.

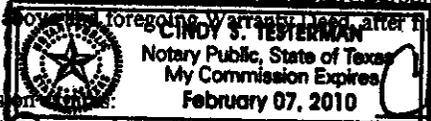
WITNESS THE SIGNATURE of the Grantor this the 13<sup>th</sup> day of September, 2006.

FIRST BROADCASTING INVESTMENT PARTNERS, LLC

X [Signature]  
By: Steve Kovac, Chief Financial Officer

STATE OF  
COUNTY OF

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 13<sup>th</sup> day of September, 2006, within my jurisdiction, the within named STEVE KOVAC, who acknowledged that he is the Chief Financial Officer of FIRST BROADCASTING INVESTMENT PARTNERS, LLC, and that for and on behalf of the said Limited Liability Corporation, and as its act and deed he executed the foregoing Warranty Deed, after first having been duly authorized so to do.

  
CINDY S. TETTERMAN  
Notary Public, State of Texas  
My Commission Expires  
February 07, 2010

My Commission Expires: 2.7.10

[Signature]  
Notary Public

Grantor Address:  
750 N. St. Paul Street  
Dallas, TX 75201  
Home: 214-855-5534  
Work:

Grantee Address:  
11 Park  
Hernando, MS 38632  
Home: 662-429-6108  
Work: Same

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## EXHIBIT A

BEGINNING AT A POINT IN SOUTH RIGHT OF WAY OF SLOCUM ROAD, SAID POINT BEING 80.4 FEET SOUTH AND 65 FEET WEST OF THE NORTHWEST CORNER OF NORTHEAST 1/4 OF THE SOUTHWEST QUARTER SECTION 32, TOWNSHIP 3 SOUTH, RANGE 7 WEST; THENCE SOUTH 5 DEGREES 13' E ALONG EAST LINE OF THE LAUGHTER TRACT TO THE POINT OF BEGINNING OF THE FOLLOWING 1.0 ACRE LOT; THENCE N 84 DEGREES 29' E 65 FEET TO A POINT IN WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION; THENCE S 77 DEGREES 30' E 268.68 FEET MEASURED (268.54 FEET CALLED) TO A POINT IN WEST RIGHT OF WAY OF MCCrackEN ROAD; THENCE SOUTH 11 DEGREES 21' 21" E ALONG SAID RIGHT OF WAY 137.94 FEET MEASURED (137.8 FEET CALLED) TO A STEEL FENCE POST AT THE NORTHEAST CORNER OF THE CHANCE LOT; THENCE N 77 DEGREES 30' W ALONG SAID CHANCE NORTH LINE 283.79 FEET MEASURED (283.7 FEET CALLED) TO A PINCHED TOP PIPE FOUND AT THE NORTHWEST CORNER OF THE CHANCE LOT; THENCE S 84 DEGREES 39' W 65 FEET TO A 5/8" REBAR FOUND; THENCE N 5 DEGREES 13' W ALONG EAST LINE OF THE LAUGHTER TRACT 132.4 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0 ACRES, MORE OR LESS. ALL BEARINGS ARE MAGNETIC. SUBJECT TO ALL RIGHTS OF WAY EASEMENTS OF RECORD AND SUBDIVISION REGULATIONS IN EFFECT FOR DESOTO COUNTY, MISSISSIPPI.

INDEXING INSTRUCTIONS: PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 7 WEST.

AND

BEGINNING AT A POINT IN SOUTH RIGHT OF WAY OF SLOCUM ROAD, SAID POINT BEING 80.4 FEET SOUTH AND 65 FEET WEST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 32, TOWNSHIP 3 SOUTH, RANGE 7 WEST; THENCE N 84 DEGREES 39 MINUTES E ALONG SAID RIGHT OF WAY 163.0 FEET TO A POINT; THENCE S 55 DEGREES 59 E ALONG SAID RIGHT OF WAY 190.0 FEET TO A POINT IN THE WEST RIGHT OF WAY OF MCCrackEN ROAD; THENCE S 11 DEGREES 12 MINUTES 21 SECONDS E ALONG SAID RIGHT OF WAY 103.2 FEET TO A POINT; THENCE N 77 DEGREES 30 MINUTES W 268.68 FEET MEASURED (268.54 FEET CALLED) TO A POINT IN THE WEST LINE OF SAID NE QUARTER OF THE SW QUARTER OF SAID SECTION; THENCE S 84 DEGREES 29 MINUTES W 65 FEET TO A POINT IN EAST LINE OF THE LAUGHTER TRACT; THENCE N 5 DEGREES 31 MINUTES W ALONG SAID LAUGHTER EAST LINE 141.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0 ACRES, MORE OR LESS. ALL BEARINGS ARE MAGNETIC. THERE IS A POWER LINE ALONG EAST SIDE SAID LOT. SUBJECT TO ALL RIGHTS OF WAY EASEMENTS OF RECORD AND SUBDIVISION REGULATIONS IN EFFECT FOR DESOTO COUNTY, MISSISSIPPI.

INDEXING INSTRUCTIONS: PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 7 WEST.