

File No. S06-280  
Prepared by & return to:  
MS Real Estate Closings, LLC  
5699 Getwell Road, Building G, Suite 1  
Southaven, MS 38672  
662-349-1818

**WARRANTY DEED**

THE CHARLESTON GROUP, LLC

GRANTOR

TO

BEACON HILL LLC

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, THE CHARLESTON GROUP, LLC (Grantor), does hereby sell, convey and warrant unto BEACON HILL LLC (Grantees), the following described real property located and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

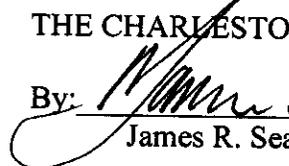
SEE EXHIBIT A FOR LEGAL DESCRIPTION

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.

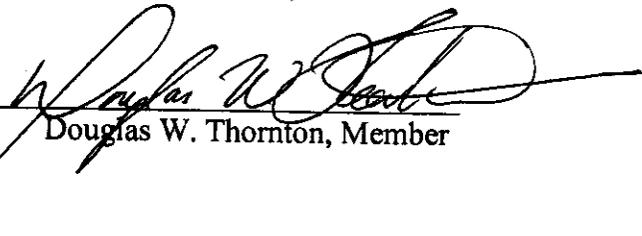
Taxes for the current year have been pro-rated.  
Possession is to be given with delivery of deed.

WITNESS THE SIGNATURES of the Grantor this the 6th day of December, 2006.

THE CHARLESTON GROUP, LLC

By:   
James R. Seay, Sr., Member

By:   
Rabion L. Denison, Member

By:   
Douglas W. Thornton, Member

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 6th day of December, 2006, within my jurisdiction, the within named James R. Seay, Sr., and Rabion L. Denison and Douglas W. Thornton who acknowledged that they are Members of THE CHARLESTON GROUP, LLC, and that for and on behalf of the said Limited Liability Corporation, and as its act and deed they executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.



*Rebecca D. Reid*  
Notary Public

Grantor Address:  
11 Park Street  
Hernando, MS 38632  
Business: 662-429-6108

Grantee Address:  
11 Park Street  
Hernando, MS 38632  
Business: 662-429-6108

## EXHIBIT A

**LEGAL DESCRIPTION FOR BEACON HILL SUBDIVISION, A 5.79 ACRE TRACT OF LAND, BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 8 WEST, CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI**

Commencing at an iron pin on the north line of Section 12, and a point on the west right of way of U.S. Highway 51 (100 feet wide), said point being 1668.8 feet west of the northeast corner of Section 12, Township 3 South, Range 8 West; thence South a distance of 936.2 feet along the west right of way of said highway to the southeast corner of the Charleston Rowe - Beacon Hill tract and the point of beginning of the following parcel: thence leaving the western right-of-way of said Highway No. 51 run South 84 degrees 43 minutes 44 seconds West for a distance of 850.87 feet to an iron pin (found) on the eastern right-of-way of Memphis Street (Old Highway No. 51); thence along the eastern right-of-way of said Memphis Street (Old Highway No. 51) as follows: North 19 degrees 55 minutes 48 seconds West for a distance of 95.20 feet to an iron pin (found); North 14 degrees 32 minutes 08 seconds West for a distance of 75.86 feet to an iron pin (found); North 18 degrees 51 minutes 00 seconds West for a distance of 70.32 feet to an iron pin (found); thence leaving the eastern right-of-way of said Memphis Street (Old Highway No. 51) run North 70 degrees 32 minutes 26 seconds East for a distance of 155.96 feet to an iron pin (found); thence North 36 degrees 28 minutes 16 seconds East for a distance of 25.47 feet to an iron pin (found); thence North 84 degrees 43 minutes 44 seconds East for a distance of 734.35 feet to an iron pin (found) on the western right-of-way of the above mentioned Highway No. 51; thence south 5 degrees 30' 05" east 292.56 feet to the point of beginning and containing 5.79 acres more or less. All bearings are magnetic.