

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between COVENANT LOGISTICS, LLC, A Mississippi Limited Liability Company, Grantor, and OMKAR, INC., Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of Panola, State of Mississippi, and more particularly described as follows, to-wit:

A 2.54 ACRE LOT AS PART OF LOT 6 OF THE I-55 EAST SUBDIVISION SECTION 'B' LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 7 WEST, CITY OF HERNANDO IN DESOTO COUNTY, MISSISSIPPI. AS RECORDED IN PLAT BOOK 52, PAGE 10, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MS.

Beginning at a point in the centerline of McIngvale Road said point being 1116.6 feet south of the northeast corner of the southeast quarter of Section 18; Township 3 South, Range 7 West; thence west 40 feet to the southeast corner of Lot 6 of the I-55 East Subdivision; thence south 87 degrees 06 minutes west 259.0 feet along the south line of said lot to the point of beginning of the following lot: thence south 87 degrees 06 minutes west 379.59 feet to the southwest corner

Ames

of Lot 6; thence north 6 degrees 33 minutes west 269.19 feet along the I-55 Highway right of way to the northwest corner of said Lot 6; thence north 86 degrees 04 minutes east 651.07 feet to the northeast corner of said Lot 6 and a point in the west right of way of McIngvale Road; thence south 3 degrees 52 minutes east 25 feet to the northeast corner of an existing 1.52 acre lot; thence south 87 degrees 06 minutes west 259.0 feet to the northwest corner of said existing 1.52 acre lot; thence south 3 degrees 14 minutes east 255.4 feet to the point of beginning and containing 2.54 acres more or less.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 26th day of February, 2007.

COVENANT LOGISTICS, LLC

Alvan Kelly

Alvan Kelly, Member

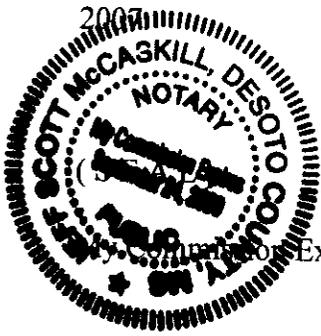
Amye Kelly

Amye Kelly, Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Alvan Kelly and Amye Kelly, who acknowledged to me that they are the Members of the Limited Liability Company known as Covenant Logistics, LLC, A Mississippi Limited Liability Company and that for and on behalf of said limited liability company, and as its act and deed they signed and delivered the foregoing instrument of writing on the day and year therein mentioned, they having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 26th day of FEBRUARY,



Scott McCaskill
NOTARY PUBLIC

Expires: 9/24/2009

ADDRESS OF GRANTOR:

P.O. Box 647
Olive Branch, MS 38654
Home: N/A
Work: 901-491-0235

ADDRESS OF GRANTEEES:

2430 CAFFEY STREET
HERNANDO, MS 38632
Home: N/A
Work: 662/429-7873

PREPARED BY:

BASKIN McCARROLL McCASKILL & CAMPBELL, P.A.

P. O. BOX 190

SOUTHAVEN, MS 38671-0190

(662) 349-0664

FILE# 906234

RETURN TO:

JAMES W. AMOS
2430 CAFFEY STREET
HERNANDO, MS 38632
662/429-7873