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File No: 07-262
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
(601) 393-4450

WARRANTY DEED

J & B INVESTMENTS, LLC
TO
R & W DEVELOPERS, LLC

GRANTORS

GRANTEES

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, J & B INVESTMENTS, LLC, does hereby sell, convey and warrant unto R & W DEVELOPERS, L.L.C. the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 in DeSoto County, Mississippi and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the current year to be pro-rated upon receipt of tax bill.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized representative of said R & W Developers, LLC this 16th day of March, 2007.

J & B INVESTMENTS , LLC

By: 
Jon A. Reeves - Manager

BAB

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 16th day of March, 2007, within my jurisdiction, the within named Jon A. Reeves who acknowledged that he is Manager of J & B INVESTMENTS, LLC, and that in said capacity he executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.

My Commission expires
My Commission Expires
March 11, 2007
KATHERINE A. DAVIS
COUNTY CLERK
PUBLIC

Katherine A. Davis

Notary Public

Grantor's Address:
P. O. Box 167
Southaven, Mississippi 38671
Business: 393-4250

Grantees' Address:
P. O. Box 167
Southaven, Mississippi 38671
Business: 393-4250

EXHIBIT "A"

Legal description - Deerchase Section "T"

A 16.54, more or less, acre parcel of land being situated in Section 4, Township 2 south, Range 7 west of the Chickasaw Meridian, City of Southaven, Desoto County, Mississippi, being known as Section "T" of Deerchase Subdivision, and being more particularly described as follows:

Commencing at the northeast corner of Section 4, Township 2 south, Range 7 west; thence north 90 degrees 00 minutes 00 seconds west, 1677.75 feet; thence south 00 degrees 00 minutes 00 seconds east, 130.43 feet to the true point of beginning of the herein described tract; thence south 02 degrees 38 minutes 26 seconds east, 170.00 feet; thence north 87 degrees 21 minutes 34 seconds east, 33.00 feet; thence south 02 degrees 38 minutes 26 seconds east, 333.27 feet; thence south 11 degrees 42 minutes 43 seconds west, 185.12 feet; thence south 78 degrees 17 minutes 17 seconds east, 25.00 feet; thence south 11 degrees 42 minutes 43 seconds west, 120.00 feet; thence south 78 degrees 17 minutes 17 seconds east, 158.48 feet; thence south 81 degrees 48 minutes 42 seconds east, 79.29 feet; thence south 88 degrees 51 minutes 33 seconds east, 43.08 feet; thence south 00 degrees 50 minutes 06 seconds west, 121.21 feet; thence along a curve to the right having the following attributes: radius - 765.00 feet, arc length - 8.19 feet; delta - 00 degrees 36 minutes 47 seconds, chord bearing - north 88 degrees 51 minutes 31 seconds west, chord length - 8.19 feet; thence south 01 degree 26 minutes 53 seconds west, 50.00 feet; thence south 02 degrees 22 minutes 59 seconds east, 112.56 feet; thence south 87 degrees 37 minutes 01 second west, 31.23 feet; thence south 02 degrees 22 minutes 59 seconds east, 300.00 feet; thence south 87 degrees 37 minutes 01 second west, 118.45 feet; thence south 79 degrees 59 minutes 21 seconds west, 50.00 feet; thence along a curve to the right having the following attributes: radius - 225.00 feet, arc length - 2.19 feet, delta - 00 degrees 33 minutes 23 seconds, chord bearing - north 09 degrees 43 minutes 57 seconds west, chord length - 2.19 feet; thence south 80 degrees 32 minutes 45 seconds west, 122.64 feet; thence north 02 degrees 22 minutes 59 seconds west, 140.02 feet; thence south 87 degrees 37 minutes 01 second west, 120.00 feet; thence north 02 degrees 22 minutes 59 seconds west, 5.29 feet; thence south 87 degrees 37 minutes 01 second west, 170.00 feet; thence north 02 degrees 22 minutes 59 seconds west, 120.00 feet; thence south 87 degrees 37 minutes 01 second west, 290.00 feet; thence north 02 degrees 22 minutes 59 seconds west, 267.00 feet; thence south 87 degrees 37 minutes 01 second west, 32.15 feet; thence north 02 degrees 22 minutes 59 seconds west, 120.74 feet; thence south 78 degrees 17 minutes 17 seconds east, 5.38 feet; thence north 11 degrees 42 minutes 43 seconds east, 170.00 feet; thence south 78 degrees 17 minutes 17 seconds east, 360.00 feet; thence north 11 degrees 42 minutes 43 seconds east, 290.00 feet; thence south 78 degrees 17 minutes 17 seconds east, 85.00 feet; thence north 11 degrees 42 minutes 43 seconds east, 4.46 feet; thence along a curve to the left having the following attributes: radius - 225.00 feet, arc length - 41.55 feet, delta - 10 degrees 34 minutes 46 seconds, chord bearing - north 06 degrees 25 minutes 20 seconds east, chord length - 41.49 feet; thence south 87 degrees 21 minutes 34 seconds west, 119.51 feet; thence north 02 degrees 38 minutes 26 seconds west, 183.00 feet; thence north 13 degrees 09 minutes 25 seconds west, 64.08 feet; thence north 02 degrees 36 minutes 26 seconds west, 51.48 feet; thence north 14 degrees 48 minutes 34 seconds east, 51.48 feet; thence north 34 degrees 35 minutes 00 seconds east, 102.25 feet; thence north 87 degrees 21 minutes 34 seconds east, 191.38 feet to the point of beginning, containing 16.54, more or less, acres of land and being subject to all codes, covenants, regulations, restrictions, easements, and rights of way of record. And being situated in the Northeast quarter.