

Prepared by and Return to
Bridgforth & Buntin
P. O. Box 241
Southaven, Ms 38671
601-393-4450
07-013B

WARRANTY DEED

B. ACREE PEPPER AND ETHEL IDELL KOONS

GRANTOR(S)

TO

PRAVIN P. PATEL and wife, CHANDAN P. PATEL,
AMIT B. PATEL AND HASUMATI B. PATEL

GRANTEE(S)

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, B. ACREE PEPPER and ETHEL IDELL KOONS, do hereby sell, convey and warrant unto PRAVIN P. PATEL and wife, CHANDAN P. PATEL, an undivided one-half interest as tenants by the entirety with full rights of survivorship and not as tenants in common and AMIT B. PATEL and HASUMATI B. PATEL, an undivided one-half interest as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

See attached Exhibit "A"

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 the restrictive covenants of record.

Taxes for the year 2007 are to be prorated between the parties.

Possession is to be given with delivery of Deed.

WITNESS our signatures this 16th day of April, 2007.

B. Acree Pepper
B. Acree Pepper

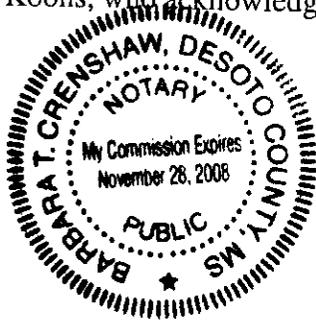
Ethel Idell Koons
Ethel Idell Koons

B&B

STATE OF Mississippi
COUNTY OF Desoto

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 16th day of April, 2007, within my jurisdiction, the within named B. Acree Pepper and Ethel Idell Koons, who acknowledged that they executed the above and foregoing instrument.

Barbara J Crenshaw
Notary Public



(SEAL)

GRANTORS' ADDRESS:

B. Acree Pepper
443 Hwy 305
Olive Branch, MS 38654
Phone No. 662-895-2232

Ethel Idell Koons
1190 Ross Rd.
Olive Branch, MS 38654
Phone No. 662-893-6566

GRANTEES' ADDRESS:

Pravin P. Patel
144 Green T Lake West
Hernando, MS 38632
901-494-7162

Amit B. Patel
113 N. Parkway St.
Hernando, MS 38632
901-848-8195

DESCRIPTION

Part of the Southeast Quarter of Section 33, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

TRACT 1

Commencing at a concrete marker (N-1,950,581.996/E-2,447,408.516) at the southeast corner of said quarter section; thence run South 89°32'26" West a distance of 2655.29 feet along the south line of said quarter section to the southwest corner of said quarter section, said point being on the centerline of Byhalia Road; thence run North 00°50'12" East a distance of 1085.91 feet along the west line of said quarter section to the Point of Beginning; thence continue North 00°50'12" East a distance of 1041.37 feet along said west quarter-section line to a half-inch steel bar; thence run South 89°38'15" East a distance of 2046.25 feet to a 2-inch pipe at the southeast corner of the Ronald C. Berryhill, et ux, property; thence run South 00°21'18" East a distance of 26.94 feet to a half-inch steel bar; thence run South 86°02'03" East a distance of 269.90 feet to a half-inch steel bar on the west right-of-way line of Mississippi Highway 305 (80-foot wide); thence run South 14°14'42" West a distance of 50.81 feet along said west right-of-way line to a half-inch steel bar at the northeast corner of the Kimberly Taylor property; thence run North 86°02'03" West a distance of 457.72 feet along the north line of said Taylor property to a steel fence rail at the northeast corner of Lewisburg Water Association property; thence run North 87°40'40" West a distance of 467.29 feet along the north line of said water association property to a three-eighths inch steel bar at the northwest corner of said property; thence run South 03°57'16" West a distance of 460.38 feet along the west line of said water association property to a steel fence rail at the southwest corner of said property; thence run South 86°05'20" East a distance of 466.98 feet along the south line of said water association property to a three-eighths inch steel bar at the southeast corner of said property; thence run North 03°58'06" East a distance of 328.34 feet along the east line of said water association property to the southwest corner of said Taylor property; thence run South 86°02'03" East a distance of 438.31 feet along the south line of said Taylor property to a half-inch steel bar on said west right-of-way line of Mississippi Highway 305), said point being on a curve to the left (D=13'42'09", CD=South 01°08'43" West, R=1140.00; LC=271.99); thence run Southerly a distance of 272.64 feet along said curve and west right-of-way line to the point of tangency of said curve; thence run South 05°42'22" East a distance of 295.09 feet along said west right-of-way line to a half-inch steel bar at the northeast corner of the Tusie N. Ross property; thence run South 89°32'22" West a distance of 1284.47 feet along the north line of said Ross property and the north lines of the Thomas, York and Cross properties to the northwest corner of said Cross property; thence run South 03°44'50" East a distance of 206.00 feet along the west line of said Cross property to the southwest corner of said Cross property, said point being on the north line of the Rodney E. Hill property; thence run South 89°32'22" West a distance of 1041.94 feet along the north lines of the Hill and Parker properties to the Point of Beginning and containing 41.18 acres, more or less. Bearings and Coordinates shown are based on Grid North of the Mississippi State Plane Coordinate System, West Zone, NAD 83 (US feet). The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated September 14, 2006.

LESS & EXCEPT: A easement for ingress and egress connecting Mississippi Highway 305 to the Lewisburg Water Association property and being more particularly described as follows, to-wit:

Beginning at a half-inch steel bar on the west right-of-way line of Mississippi Highway 305 at the northeast corner of the Kimberly Taylor property, said point being mentioned in the previously described 41.18 acre tract; thence run South 14°14'42" West a distance of 50.81 feet along said west right-of-way line to a half-inch steel bar at the thence run North 86°02'03" West a distance of 457.72 feet along the north line of said Taylor property to a steel fence rail at the northwest corner of said property and the northeast corner of the Lewisburg Water Association property; thence run North 87°40'40" West a distance of 140.21 feet along the north line of said water association property to a point; thence run North 04°20'16" East a distance of 59.69 feet to a point; thence run South 89°38'15" East a distance of 335.29 feet to a 2-inch steel pipe; thence run South 00°21'18" East a distance of 26.94 feet to a point; thence run South 86°02'03" East a distance of 269.90 feet to the Point of Beginning and containing 0.84 acres, more or less. Bearings are based on Grid North of the Mississippi State Plane Coordinate System, West Zone, NAD 83. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated September 14, 2006.

EXHIBIT A