

Prepared by/Return to:
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Southaven, MS 38671-0266
662-349-6900
FILE #: 070228

Shawn M. Wright,

GRANTOR,

to:

WARRANTY DEED

Andy Chandraratne
D/B/A Andy's Auto Sales,

GRANTEE.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged, Grantor, Shawn M. Wright, does hereby sell, convey and warrant unto Grantee, Andy Chandraratne D/B/A Andy's Auto Sales, all of my right, title and interest in the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

Part of Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, and more particularly described as beginning in the North line of Brookhaven Drive at the Southeast corner of the Derby Oil Company property, said point being 100' East of the East right-of-way of U. S. Highway No. 51 produced; thence Northwardly along the East line of the Derby Oil Company property a distance of 193.06' to a point, said point being the Northeast corner of the Derby Oil Company property and being in the South line of the Tri-State Auto Auction property; thence Eastwardly along the South line of the Tri-State Auto Auction property a distance of 35' to a point; thence Southwardly a distance of 193.03 feet to the North line of Brookhaven Drive; thence Westwardly along the North line of Brookhaven Drive a distance of 35' to the point of beginning.

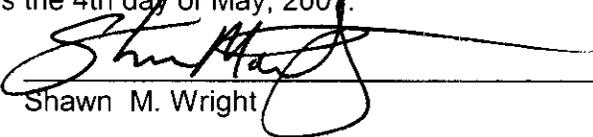
INDEXING INSTRUCTIONS:

Land lying in the Southeast Quarter and being situated in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record which are of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the year 2007 are to be paid by Grantee and possession is to be given with delivery of this Deed.

WITNESS the signature of the Grantor, this the 4th day of May, 2007.


Shawn M. Wright

file

State of Mississippi
County of DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Shawn M. Wright, who acknowledge that he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 4th day of May, 2007



Notary Public State of Mississippi
At Large
My Commission Expires
August 24, 2010

Rebecca L Romyedy
Notary Public

Grantor Address: 1051 BLUEBIRD TRAIL, TUNICA MS 38676
Grantor Telephone Number: Home-901-849-3170 Work- 901-849-3170
Grantee Address: 1420 Brookhaven Road Southaven, Mississippi 38671
Grantee Telephone Number: Home-662-781-8358 Work- 901-619-4490