

TODD LEE McDOUGALD, ADMINISTRATOR
OF THE ESTATE OF THOMAS SCOTT McDOUGALD,
Also known as TOM McDOUGALD, GRANTOR

TO

WARRANTY DEED

EMERSON BROTHERS, LLC, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, TODD LEE McDOUGALD, Administrator of the Estate of THOMAS SCOTT McDOUGALD, also known as TOM McDOUGALD, hereby sells, conveys, and warrants unto the Grantee, EMERSON BROTHERS, LLC, a Mississippi Limited Liability Company, the land in the City of Hernando, DeSoto County, Mississippi, being more particularly described as follows:

1.008 Acres (43,898.69 s.f.) being part of the Northwest Quarter of the Southeast Quarter of Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi, and being described as follows:

Commencing at the intersection of the west right of way of State Highway 51 (50 feet from center of road) and the east right of way of Old Highway 51 (25 feet from center of road), said point being the southernmost corner of Lot No. 1 of the Downen Commercial Park Subdivision (unrecorded). Thence north along the west right of way of State Highway 51 the following calls: North 03 degrees 50 minutes East 397.47 feet, North 01 degrees 34 minutes East 96.53 feet to a 1/2 inch rebar on said right of way and the point of beginning at the southeast corner of Lot No. 2 of the Downen Commercial Park Subdivision (unrecorded); thence North 77 degrees 27 minutes West 175.8 feet to a point in the east right of way of Old Highway 51 (point marked by a 3/4 inch pipe set 28.65 feet east of line); thence North 15 degrees 26 minutes 46 seconds West 280.9 feet along the east right of way of Old Highway 51 to a point in a ditch; thence South 61 degrees 24 minutes 03 seconds East 288.48 feet to a 1/2 inch rebar on the west right of way of State Highway 51; thence South 02 degrees 17 minutes 25 seconds West 171.0 feet along the west right of way of State Highway 51 to the point of beginning. As per survey of Jerry T. Stafford dated December 12, 1995.

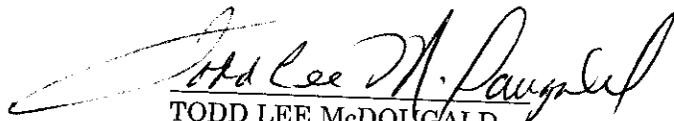
This property is also referred to as Lot 2, Downen Commercial Park Subdivision, (unrecorded).

Being the same property conveyed in Deed Book 394, page 548, and again in Deed Book 513, page 67, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

1-1-08

By way of explanation, Thomas Scott McDougald passed away on July 19, 2007, and his estate is probated in Cause Number 07-8-1686 and on February 5, 2008, the Court ordered the Administrator, Thomas Scott McDougald, to sell the property to Grantees. By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities, including but not limited to a Road right of way to the City of Hernando, in Deed Book 486, page 716, in the office of the Chancery Clerk of DeSoto County, Mississippi. The warranty in this deed is subject to any prior conveyance or reservation of minerals of every kind and character, including but not limited to current or prior owners. No such reservation is made by Grantor herein however with this conveyance. Taxes for 2008 shall be paid by the Grantee when due and taxes for 2007 shall be paid by Grantor at closing. Possession is to be given upon delivery of this Deed.

EXECUTED this the 26 day of February, 2008.

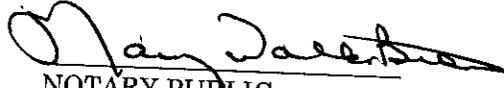


TODD LEE McDOUGALD,
ADMINISTRATOR OF THE
ESTATE OF THOMAS SCOTT
McDOUGALD, aka
TOM McDOUGALD, DECEASED

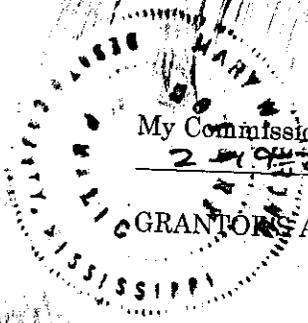
STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named TODD LEE McDOUGALD, as Administrator of the Estate of Thomas Scott McDougald, aka Tom McDougald, deceased, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed after first having been authorized so to do by the Chancery Court of DeSoto County, Mississippi on behalf of the Estate.

GIVEN under my hand and official seal of office this the 26 day of February, 2008.


NOTARY PUBLIC

My Commission Expires:
2-29-2011



GRANTOR'S ADDRESS:

4735 Sharon Pointe Court, Alpharetta, GA 30004
Home #: 404-379-6978 Bus #: same number

GRANTEE'S ADDRESS:

3876 Getwell Road South, Hernando, MS 38632
Home #: 901-43-93 Bus #: same

Prepared by:
Walker, Brown & Brown, P. A.
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