

File No: 2008040102
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
(601) 393-4450

WARRANTY DEED

BH COMMUNITIES, LLC

GRANTORS

TO

ST. IVES GROUP, LLC

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, BH COMMUNITIES, LLC, does hereby sell, convey and warrant unto ST. IVES GROUP, LLC the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

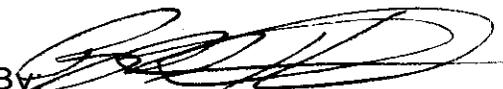
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect; and further subject to Right of Way to Mississippi Power & Light Company of record in Book 180, Page 424, in said Clerk's office; and further subject to prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property.

Taxes for the current year have been pro-rated.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized MEMBER of said St. Ives Group, LLC this 30th day of April, 2008.

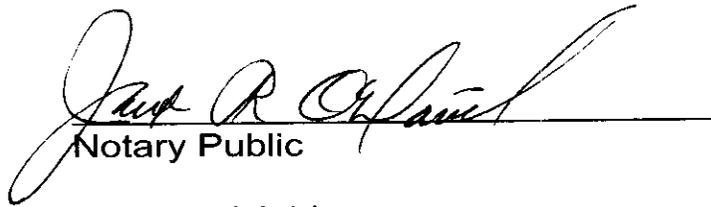
BH COMMUNITIES, LLC

By 
Brian D. Hill - Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 30th day of April, 2008, within my jurisdiction, the within named Brian D. Hill, who acknowledged that he is

a Member of St. Ives Group, LLC, and that in said capacity he executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.


Notary Public

Grantor's Address:
1074 Thousand Oaks Drive
Hernando, Mississippi 38632
Business: 429-2332

Grantees' Address:
1074 Thousand Oaks Drive
Hernando, Mississippi 38632
Business: 429-2332



TRACT 1

A 43.56, more or less, acre tract of land being located in the northeast quarter and northwest quarter of section 21, township 3 south, range 7 west of the Chickasaw Meridian, DeSoto County, Mississippi and being more particularly described as follows:

Commencing at a nail found at the southwest corner of the northwest quarter of section 21, township 3 south, range 7 west of the Chickasaw Meridian; thence north 89 degrees, 38' 48" east, a distance of 2314.98' to a ½" metal pipe set, said metal pipe being the true point of beginning of the herein described tract of the herein described tract; thence north 00 degrees 59' 56" west, a distance of 657.96' to a ½" metal pipe found; thence north 89 degrees 25' 34" east, a distance of 336.72' to a ½" metal pipe set; thence north 00 degrees 18' 08" west, a distance of 688.54' to a ½" metal pipe set; thence north 89 degrees 28' 39" east, a distance of 336.60' to a ½" metal pipe set; thence south 82 degrees 13' 12" east, a distance of 23.67' to a ½" metal pipe set; thence south 72 degrees 39' 10" east, a distance of 135.07' to a ½" metal pipe set; thence south 00 degrees 51' 46" west, a distance of 85.87' to a ½" metal pipe set; thence south 51 degrees 24' 54" east, a distance of 86.06' to a ½" metal pipe set; thence north 75 degrees 27' 51" east, a distance of 29.12' to a ½" metal pipe set; thence south 78 degrees 01' 45" east, a distance of 44.12' to a ½" metal pipe set; thence south 57 degrees 43' 44" east, a distance of 204.49' to a ½" metal pipe set; thence south 78 degrees 15' 47" east, a distance of 168.08' to a ½" metal pipe set; thence south 66 degrees 47' 20" east, a distance of 108.33' to a ½" metal pipe set; thence south 48 degrees 49' 17" east, a distance of 177.64' to a ½" metal pipe set; thence south 58 degrees 49' 19" east, a distance of 105.82' to a ½" metal pipe set; thence south 18 degrees 07' 37" east, a distance of 74.43' to a ½" metal pipe set; thence south 07 degrees 43' 25" west, a distance of 56.66' to a ½" metal pipe set; thence south 64 degrees 11' 55" east, a distance of 77.57' to a ½" metal pipe set; thence south 45 degrees 12' 01" east, a distance of 119.16' to a ½" metal pipe set; thence south 62 degrees 41' 24" east, a distance of 82.66' to a ½" metal pipe set; thence south 11 degrees 17' 56" east, a distance 58.81' to a ½" metal pipe set; thence south 75 degrees 07' 18" east, a distance of 85.64' to a ½" metal pipe set; thence south 39 degrees 20' 44" east, a distance of 35.47' to a ½" metal pipe set; thence south 30 degrees 57' 54" east, a distance of 95.36' to a ½" metal pipe set; thence south 54 degrees 55' 24" east, a distance of 90.78' to a ½" metal pipe set; thence south 09 degrees 43' 10" east, a distance of 146.48' to a ½" metal pipe set; thence south 70 degrees 43' 19" east, a distance of 24.93' to a ½" metal pipe set; thence south 50 degrees 43' 58" east, a distance of 82.36' to a ½" metal pipe set; thence south 26 degrees 03' 55" east, a distance of 57.44' to a ½" metal pipe set in a barbed wire fence; thence, along said fence the following calls, north 88 degrees 51' 27" west, a distance of 91.63' to a ½" metal pipe set; thence south 89 degrees 57' 57" west, a distance of 128.11' to a ½" metal pipe set; thence north 89 degrees 40' 33" west, a distance of 171.82' to a ½" metal pipe set; thence north 86 degrees 27' 15" west, a distance of 254.43' to a ½" metal pipe set; thence south 87 degrees 11' 35" west, a distance of 160.67' to a ½" metal pipe set; thence south 88 degrees 45' 38" west, a distance of 187.55' to a ½" metal pipe set; thence south 89 degrees 42' 21" west, a distance of 494.42' to a ½" metal pipe set; thence south 81 degrees 57' 00" west, a distance of 114.24' to a ½" metal pipe set; thence 89 degrees 18' 47" west, a distance of 165.39' to a ½" metal pipe set; thence south 86 degrees 15' 32" west, a distance of 156.15' to a ½" metal pipe set; thence south 88 degrees 51' 47" west, a distance of 307.80' to the point of beginning. Containing 43.56 acres, more or less and being subject to all codes, covenants, easements, revisions, restrictions, regulations, and rights of way of record.

TRACT 2

A 0.21, more or less, acre tract of land being located in the northeast quarter of section 21, township 3 south, range 7 west of the Chickasaw Meridian, DeSoto County, Mississippi and being more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of section 21, township 3 south, range 7 west of the Chickasaw Meridian; thence north 62 degrees 38' 41" east, a distance of 2968.49' to a ½" metal pipe set, said metal pipe being the true point of beginning of the herein described tract; thence north 00 degrees 18' 08" west, a distance of 27.92' to a ½" metal pipe set; thence north 85 degrees 14' 43" east, a distance of 214.48' to a ½" metal pipe set; thence south 42 degrees 45' 50" east, a distance of 40.26' to a ½" metal pipe set; thence south 82 degrees 13' 12" east, a distance of 96.55' to a ½" metal pipe set; thence south 89 degrees 28' 39" west, a distance of 336.60' to the point of beginning. Containing 0.21 acres, more or less and being subject to all codes, covenants, easements, revisions, restrictions, regulations, and rights of way of record.