

★ Prepared By and Return To:
Realty Title
6397 Goodman Road
Suite 112
Olive Branch, MS 38654
0800 269
662-893-8077

7/17/08 8:52:27 35
BK 589 PG 281 55
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

**DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC,
a Mississippi Limited Liability Company,**

GRANTOR

TO

RANDY L. RUCKER,

GRANTEE

WARRANTY DEED

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, DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto RANDY L. RUCKER, the land lying and being situated in Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Description of a 0.46 acre tract of land located in the southeast corner of Section 27, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi, also being known as the Distinctive Properties by Trent Ross, LLC as per Deed Book 581, Page 213, and being more particularly described as follows:

Beginning at a point in the south line of Section 27, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi 1,130.00 feet West of the southeast corner of said Section 27, as measured along said section line, said point being the southwest corner of the Thomas Tomkins et ux tract as per Deed Book 238, Page 355, and also being the true point of beginning for the herein described tract; thence North 02 degrees 12 minutes 28 seconds West 166.00 feet along a west line of said Thomas tract; thence North 27 degrees 24 minutes 42 seconds East 139.55 feet along a west line of said Thomas tract to a 1/2 inch rebar set on the south line of Final Plat Phase IV Alexander Crossing P.R.D. as per Plat Book 98, Page 4; thence South 88 degrees 46 minutes 56 seconds West 68.32 feet along said south line to a 1/2 inch conduit found on said south line; thence South 19 degrees 06 minutes 29 seconds West 305.56 feet along the east line of lot C.O.S. "G" of the First Revision to a Final Plat Phase 3 Alexander Crossing Subdivision as per Plat Book 91, Page 41, to a point in Goodman Road; thence North 89 degrees 41 minutes 40 seconds East 110.00 feet to a point in Goodman Road, being the point of beginning. Containing 19,989.03 square feet, 0.46 acres, more or less. Subject to right of way Goodman Road. Subject to City of Olive Branch Subdivision and Zoning Regulations. Subject to any easements of record for public utilities. Situated in the SE 1/4 of Section 27, Township 1 South, Range 6 West, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in Olive Branch, Mississippi and easements for public roads and public utilities. This conveyance is further subject to an Easement to Level 3 Communications, LLC as recorded in Book 382, Page 560, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

Taxes for the year 2008 shall be prorated and assumed by the Grantee herein and possession is to take place upon the delivery of this Deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF THE GRANTOR, this the 11 day of July, 2008.

DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC, a Mississippi Limited Liability Company

BY: [Signature]
H. TRENT ROSS, Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 11 day of July, 2008, within my jurisdiction, the within named H. TRENT ROSS, who acknowledged that he is a Member of DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7-19-11

GRANTOR'S ADDRESS:
10355 Holly Springs Road
Hernando, MS 38632
Phone: (662) 233-0881

GRANTEE'S ADDRESS:
9806 Goodman Road
Olive Branch, MS 38654
Hm. Phone: 901-828-9246
Wk. Phone: 901-346-8055



PREPARED BY:
JAMES E. WOODS
WATKINS LUDLAM WINTER & STENNIS, P.A.
P.O. BOX 1456, OLIVE BRANCH, MS 38654
(662) 895-2996

WLWS #00931.31044

AFTER RECORDING RETURN TO: