

**PREPARED BY AND RETURN TO:**

Gary P. Snyder (MSB# 7682)  
Watkins Ludlam Winter & Stennis, P.A.  
Post Office Box 1456  
Olive Branch, MS 38654  
662-895-2996

**INDEXING INSTRUCTIONS:** A 0.358 acre parcel situated in the Northwest Quarter of Section 5, Township 2 South, Range 7 West, Southaven, Mississippi.

**GRANTOR:**

P.O. Box 96  
Senatobia, MS 38668  
Tel: 662-562-8201

**GRANTEE:**

P.O. Box 520  
Kosciusko, MS 39090  
Tel: 662-234-9063

FILE NO: 00440.32938

SYCAMORE BANK,  
GRANTOR

TO

**SPECIAL WARRANTY DEED**

MERCHANTS & FARMERS BANK,  
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SYCAMORE BANK**, by and through its duly authorized official, does hereby grant, bargain, sell, convey and warrant specially to **MERCHANTS & FARMERS BANK** the following described property situated in DeSoto County, Mississippi, to-wit:

**See Exhibit A attached hereto for complete legal description.**

**See Exhibit B attached hereto for the plat.**

The warranty in this deed is subject to all subdivision and zoning regulations in effect in DeSoto County, Mississippi, and rights-of-way and easements for public roads and public utilities.

It is agreed and understood that the taxes for the year 2010 will be paid by Grantor. Possession shall take place upon delivery of this Deed.

WITNESS THE SIGNATURE of the duly authorized official of Grantor, this the

25 day of January, 2010.

SYCAMORE BANK

BY: \_\_\_\_\_

STEVE KLYCE

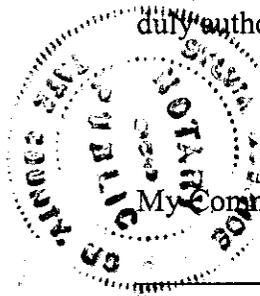


ITS: Senior Vice President

STATE OF MISSISSIPPI

COUNTY OF TATE

This day personally appeared before me, the undersigned authority in and for said county and State, within my jurisdiction, on this 25 day of January, 2010, the within named STEVE KLYCE, who acknowledged that he is Senior Vice President of SYCAMORE BANK, and that in said representative capacity he executed the above and foregoing instrument after having been duly authorized so to do.



\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires  
April 9, 2010

## EXHIBIT A

Being a legal description of part of the Sycamore Bank property of record in Warranty Deed at Book 590, Page 576 at the office of the Chancery Clerk of DeSoto County, Mississippi, said Sycamore Bank property being part of unrecorded Section "I" as shown on the preliminary plan of Worthington P.U.D. revised, said preliminary plan of Worthington P.U.D. revised as approved by the Southaven Planning Commission on April 24, 2006 and approved by the City of Southaven on May 16, 2006, said part to be known for the purposes of this description as "overlap parcel", said overlap parcel being described as:

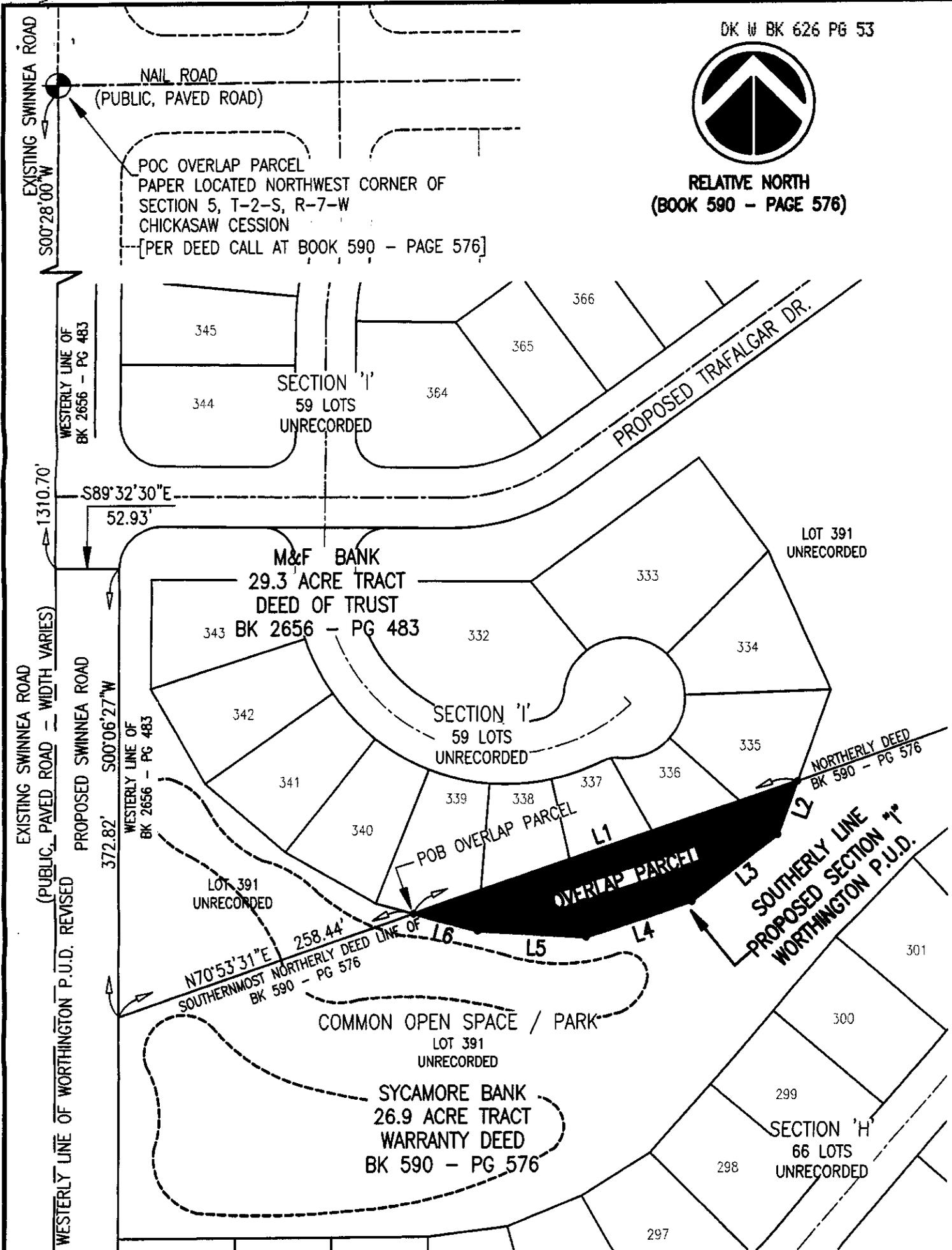
A tract of land situated in the Northwest Quarter of Section 5, Township 2 South, Range 7 West, all in Southaven, DeSoto County, Mississippi and being more particularly described as:

Commencing at the paper located northwest corner of said Section 5, said northwest corner as described in said Book 590, Page 576 and also in Deed of Trust at Book 2656, Page 483; thence along the westerly line of the 29.3 acre tract described in said Book 2656, Page 483 the following bearings and distances; South  $00^{\circ}28'00''$  West 1310.70 feet to an angle point; thence south  $89^{\circ}32'30''$  East 52.93 feet to an angle point; thence south  $00^{\circ}06'27''$  West 372.82 feet to the southernmost northwest corner of the said Sycamore Bank property; thence north  $70^{\circ}53'31''$  East along southernmost northerly deed line of said Sycamore Bank property 258.44 feet to the true point of beginning of this description; thence north  $70^{\circ}53'31''$  East (continuing along said southernmost northerly deed line of said Sycamore Bank property) 334.71 feet to the intersection of said southernmost northerly deed line with the southernmost southerly line of said Section "I"; thence westwardly along the said southernmost southerly line of said Section "I" the following bearings and distances; south  $20^{\circ}06'10''$  West 47.76 feet to an angle point; thence south  $52^{\circ}04'51''$  West 90.04 feet to an angle point; thence south  $71^{\circ}26'59''$  West 91.17 feet to an angle point; thence north  $86^{\circ}25'35''$  West 89.65 feet to an angle point; thence North  $75^{\circ}08'38''$  West 54.75 feet to the point of beginning.

Overlap parcel as described above containing 0.358 acres or 15,584 square feet. Subject to right of way in any public roads and public and/or private easements.



RELATIVE NORTH  
(BOOK 590 - PAGE 576)



ANNOTATED LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N70°53'31"E	334.71'
L2	S20°06'10"W	47.76'
L3	S52°04'51"W	90.04'
L4	S71°26'59"W	91.17'
L5	N86°25'35"W	89.65'
L6	N75°08'38"W	54.75'

THIS DEPICTION (OVERLAP PARCEL) MEETS OR EXCEEDS THE MINIMUM ACCURACY REQUIREMENTS FOR A CLASS "A" MISSISSIPPI SURVEY. THIS DRAWING DOES NOT SATISFY ALL OF THE REQUIREMENTS FOR A LAND SURVEY PER MISSISSIPPI CODE ANNOTATED. PLEASE SEE ACCOMPANYING LEGAL DESCRIPTION.

THIS PARCEL IS SUBJECT TO RECORDED, UNRECORDED, OR MIS-INDEXED INSTRUMENTS OR EASEMENTS WHICH MIGHT BE REVEALED BY A CURRENT TITLE EXAMINATION OF SAID PARCEL.

TAX ID: 2073-0500.0-00006.00

<b>EXHIBIT 2 TO ACCOMPANY LEGAL DESCRIPTION OF OVERLAP PARCEL</b>		
BEING PART OF THE SYCAMORE BANK PROPERTY RECORDED IN WARRANTY DEED AT BOOK 590 - PAGE 576 ALL BEING PART OF WORTHINGTON P.U.D. REVISED		
OVERLAP PARCEL CONTAINING 15,584 SQUARE FEET OR 0.358 ACRES		
SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI		
PICKERING FIRM, INC 7900 AIRWAYS BLVD, BUILDING B, SUITE 201 SOUTHAVEN, MS 38671 (662) 383-3348		
DRAWN: jra	ISSUED FOR USE 09-22-09	SHEET NUMBER
CHECKED: MF	1" = 100'	1 OF 1