

PREPARED BY AND RETURN TO:  
SLOCUM LAW FIRM, P.L.L.C.  
329 Tate Street  
Senatobia, MS 38668  
Phone: (662) 301-0035

GRANTORS' ADDRESS AND PHONE:  
12160 Lee Road  
Byhalia, MS 38611  
PHONE: 901-489-5249  
PHONE: N/A

GRANTEE'S ADDRESS AND PHONE:  
38 Old Hickory Cv., Suite A-150  
Jackson, TN 38305  
PHONE: 731-394-1558  
PHONE: N/A

Property Location: Sections 7 & 8, Township 3, Range 5  
Parcel Nos.: 3053-08000-00004.00, a portion of 3053-08000-00005.00, and a  
portion of 3053-07000-00010.00

**WARRANTY DEED**

BETTY LEE ELDER, ET AL

TO

THOMAS HUNTER BOND

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00)  
and other good and valuable considerations, the receipt and  
sufficiency of all of which is hereby acknowledged, I, Ed King, as  
Administrator of the Estate of Virginia Ellen Elder King, which is  
pending in Cause No.: 09-05-1066 in the office of the Chancery

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Clerk of Desoto County, Mississippi and pursuant to a powers of attorney for Betty Lee Elder, also known as Betty Lou Lee, recorded in Book 130 at Page 592 and Book 136 at Page 375 in the office of the Chancery Clerk of Desoto County, Mississippi, do hereby SELL, CONVEY, AND WARRANT unto THOMAS HUNTER BOND, all my right, title and interest in and to the land lying and being situated in Desoto County, Mississippi, described as follows, to-wit:

163.245 total acres of land having 10.786 acres located in the Northeast and 132.210 acres located in the Southeast Quarter of Section 7, Township 3 South, Range 5 West and 20.249 acres of land located in the Southwest Quarter of Section 8, Township 3 South, Range 5 West, Desoto County, Mississippi and described as follows:

Commencing at a cotton picker spindle found at the Southeast corner of Section 7, Township 3 South, Range 5 West, thence North 00°22'44" East a distance of 21.45 feet to a ½" iron rod set on the northern 40 foot right of way of Strickland Road and the POINT OF BEGINNING; thence along the northern 40 foot right of way of Strickland Road the following 2 calls: North 89°05'15" West a distance of 2154.22 feet; thence with a curve turning to the left with an arc length of 219.51 feet having a radius of 7500.20 feet with a chord bearing of South 89°35'00" West and a chord length of 219.50 feet to a ½" iron rod set on the eastern 50 foot right of way of Red Banks Road; thence along the eastern 50 foot right of way the following 5 calls: with a curve turning to the left with an arc length of 140.83 feet having a radius of 502.86 feet with a chord bearing of North 11°19'38" West and a chord length of 140.37 feet to a point (50 feet perpendicular from centerline); thence North 19°21'29" West a distance of 524.05 feet to a point (50 feet perpendicular from centerline); thence with a curve turning to the right with an arc length of 328.26 feet having a radius of 913.63 feet with a chord bearing of North 09°03'27" West and a chord length of 326.50 feet to a point (50 feet perpendicular from centerline); thence North 01°14'08" East a distance of 546.88 feet to a point (50 feet perpendicular from centerline); thence with a

North 01°14'08" East a distance of 546.88 feet to a point (50 feet perpendicular from centerline); thence with a curve turning to the left with an arc length of 84.24 feet having a radius of 3479.46 feet with a chord bearing of North 00°32'31" East and a chord length of 84.24 feet to a ½" iron rod set; thence leaving Red Banks Road run North 78°06'10" East a distance of 772.87 feet to a point in a drainage ditch, passing a ½" iron rod set at 742.87 feet on line; thence North 04°55'09" West a distance of 348.23 feet; thence North 86°48'27" East a distance of 394.72 feet to a ½" iron rod set, passing a ½" iron rod set at 10.00 feet on line; thence North 39°11'28" East a distance of 311.28 feet to a ½" iron rod set; thence North 54°58'52" East a distance of 489.15 feet to a ½" iron rod set; thence North 06°39'54" West a distance of 192.76 feet to a ½" iron rod set; thence North 89°25'32" East a distance of 309.01 feet to a ½" iron rod set; thence North 22°09'46" East a distance of 517.69 feet to a ½" iron rod set; thence North 85°54'20" East a distance of 413.38 feet to a ½" iron rod set; thence with EBI Red Banks, LLC property (Deed Book 502, Page 784) South 01°27'17" East a distance of 743.41 feet to a 3/8" iron rod found at the southeast corner of the Northeast Quarter of Section 7, Township 3 South, Range 5 West; thence North 88°57'53" East a distance of 1642.15 feet to a point in the center of Byhalia Creek, passing a ½" iron rod set at 1492.15 feet on line; thence with the center of Byhalia Canal, South 62°12'21" West a distance of 1616.92 feet to a point; thence South 06°51'12" West a distance of 1918.15 feet, passing a ½" iron rod set at 60.00 feet on line, to a ½" iron rod on the northern right of way of Strickland Road, which is the POINT OF BEGINNING having an area of 163.245 acres.

This description was prepared from a survey performed by Professional Land Services, Inc. located in Ripley, Mississippi on March 12, 2010. All bearings and distances are True Bearings as determined from a GPS observation having a geodetic location of Latitude 34 degrees 50 minutes 08.8 seconds (North) and Longitude of 89 degrees 46 minutes 44.2 seconds (West) for bearing orientation.

There is excepted from the warranty of this deed the 2010 assessments and liens, which attached by operation of law on

January 1, 2010, but which taxes are not due and payable until on or before January 1, 2011; any encroachments or matters which a current and accurate survey of said real property might disclose; any road and/or utility easements or rights-of-way lying in, on, over, or across said real property; and the zoning and/or subdivision ordinances and/or regulations of Desoto County, Mississippi. Also excepted from the warranty of this deed are any oil, gas or other minerals or mineral rights which may have been conveyed, retained or reserved by any of the predecessors in title.

WITNESS MY SIGNATURE on this the 26<sup>th</sup> day of March, 2010.



ED KING, Administrator of the  
Estate of Virginia Ellen Elder  
King, Deceased



BETTY LEE ELDER, also known as  
BETTY LOU LEE, by Ed King by  
virtue of Powers of Attorney  
recorded in Book 130 at Page  
592 and Book 136 at Page 375 in  
the office of the Chancery  
Clerk of Desoto County,  
Mississippi

STATE OF MISSISSIPPI

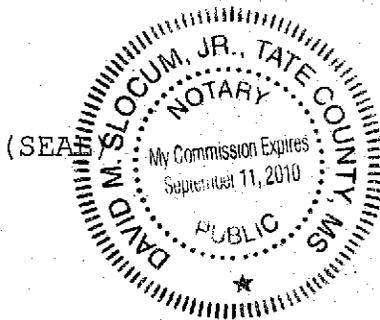
COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, ED KING, Administrator of the Estate of Virginia Ellen Elder King, deceased, who did acknowledge to me that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed after having been duly authorized so to do.

GIVEN under my hand and official seal of office on this the 26<sup>th</sup> of March, 2010.



NOTARY PUBLIC

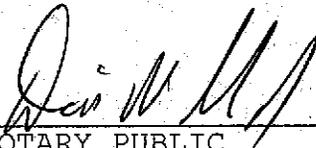


STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, ED KING, as Power of attorney for BETTY LEE ELDER, also known as BETTY LOU ELDER, who did acknowledge to me that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed.

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NOTARY PUBLIC

(SEAL)

