

**PREPARED BY AND RETURN TO:**

A. Thomas Tucker, Jr.  
MS Bar No. 8300  
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P.O. Box 68  
Tunica, MS 38676  
662-363-3622

**GRANTOR:**

CITIZENS BANK & TRUST COMPANY  
P.O. BOX 388  
MARKS, MS 38646  
662-326-8047

**GRANTEE:**

WALLS LIMOUSINE SERVICE, INC.  
P.O. BOX 359  
WALLS, MS 38680  
901-331-2496

**INDEXING INSTRUCTIONS:** 0.6626 acres, DeSoto County, MS, Section 33, Township 1, Range 9 West, Frx. NE $\frac{1}{4}$ , SE  $\frac{1}{4}$

**SPECIAL WARRANTY DEED**

STATE OF MISSISSIPPI  
COUNTY OF TUNICA

FOR AND IN CONSIDERATION of the price and sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CITIZENS BANK & TRUST COMPANY, A MISSISSIPPI BANKING CORPORATION, FORMERLY KNOWN AS NORTHWEST BANK, FORMERLY KNOWN AS TUNICA COUNTY BANK, GRANTOR**, does hereby sell, convey, and specially warrant, subject to the exceptions and reservations contained in this deed unto **WALLS LIMOUSINE SERVICE, INC., A MISSISSIPPI CORPORATION, GRANTEE**, that certain property with improvements thereon situated in the County of Desoto, State of Mississippi, more particularly described as follows, to-wit:

Part of the Ellen Davies Rodgers 9 acre tract in Section 33, Township 1, Range 9 West, more particularly described as follows:

*Make Book  
Citizens  
BK. of DeSoto Co.  
P.O. Box 788  
Tunica  
38676*

Beginning at a point, the southeast corner of Section 33, Township 1, Range 9 West; thence northwardly along the east line of said Section 33 a distance of 1938.90 feet to a point; thence leaving the east line of Section 33, south 84 degrees 15 minutes west a distance of 77.0 feet to a point in the centerline of Delta View Drive, the southeast corner of the Tunica County Bank property; thence north 2 degrees 31 minutes along the centerline of Delta View Drive and the east line of the Bank property a distance of 250.0 feet to a point; thence continuing with the centerline of said road and the east line of the Bank property north 15 degrees 02 minutes west a distance of 36.5 feet to a point, the northeast corner of the Tunica County Bank property; thence south 84 degrees 34 minutes west along the north line of the Bank property a distance of 181.0 feet to an iron pin, the point of beginning for the survey of this parcel; thence south 84 degrees 34 minutes along the north line of the Tunica County Bank property a distance of 214.0 feet to an old iron pin in the east line of U. S. Highway No. 61 (120 feet wide), the northwest corner of the Bank property; thence northwardly with the east line of U. S. Highway 61 along a curve to the left with a radius of 11,520.0 feet a distance of 157.57 feet to an old iron pin, the northwest corner of the W. W. Sullivan 3.69 acres; thence north 84 degrees 30 minutes 43 seconds east along the Sullivan north line a distance of 183.96 (call 184.3) feet to a point, said point being 0.85 feet north of an old iron pin; thence south 6 degrees 43 minutes 22 seconds west a distance of 148.65 (call 149.0) feet to the beginning, containing 0.6626 acres or 28,864.6753 square feet of land.

Grantor is a Mississippi banking corporation and Grantee is a Mississippi corporation.

The above described property is that same property conveyed by Mary S. Sullivan, Warren W. Sullivan, Robert L. Sullivan, Jr., by Mary S. Sullivan, his attorney in fact, Dorothy Hope Sullivan, David S. Sullivan to Tunica County Bank by deed dated April 8, 1976, and filed for record April 16, 1976, at 4:00 p.m. in the office of the DeSoto County Chancery Court Clerk and recorded in Book 124, page 127, in the Records of Land Deeds and Conveyances on file in the office of the Chancery Court Clerk of DeSoto County, Mississippi. Reference to said deed is hereby made, as Grantor intends to convey the same property to Grantee.

The warranty of this conveyance is subject to subdivision and zoning regulations in force and effect in DeSoto County, Mississippi, and rights of way and easements for

public and semi-public road and public utilities, and subject further to a fence line encroachment on the south and east lines of the above described property.

For clarification, Tunica County Bank was subsequently merged with Citizens Bank & Trust Company, and Citizens Bank & Trust Company is the survivor corporation.

This conveyance is further subject to covenants and easements of record on file in the office of the Chancery Clerk of Desoto County, Mississippi, ad valorem taxes for the current year, 2010, which shall be assumed and paid by the Grantee herein, all prior reservations of oil, gas and other mineral rights, if any and easements for public roads, drainage and public utilities.

WITNESS the execution of this instrument by Grantor acting through its President, effective this 30th day of April, 2010.

GRANTOR:

CITIZENS BANK & TRUST COMPANY, A MISSISSIPPI BANKING CORPORATION

BY: Michael L. Boren  
MICHAEL L. BOREN, PRESIDENT

STATE OF MISSISSIPPI  
COUNTY OF TUNICA

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, on this the 30th day of April, 2010, the within named MICHAEL L. BOREN, who acknowledged that he is the President of Citizens Bank & Trust Company, a Mississippi corporation, and that for and on behalf of the said corporation, and as its deed, he executed and delivered the above and foregoing instrument, on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

Debbie Harrison  
Notary Public

My Commission Expires: 2-25-14

