

4/20/10 1:32:47  
DK W BK 631 PG 381  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

SS  
SS  
MC

ROW005A

Hawks Crossing Investments, LLC TRUST  
Taylor Buntin, III, Trustee  
058-0-00-W  
102556/201000

6/24/10 4:28:11  
DK W BK 636 PG 464  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

SS  
SS

Do not record above this line.

TRUSTEE'S DEED

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of TWO HUNDRED NINETY ONE THOUSAND SEVEN

HUNDRED AND 00 /100 Dollars

(\$ 291,700.00 ) the receipt and sufficiency of which is hereby acknowledged,

I/for we, the undersigned, hereby grant, bargain, sell, convey unto Hawks Crossing

Investments LLC the following described land:

**INDEXING INSTRUCTIONS: N 1/2 of the SE 1/4 of Section 31, T-2-S, R-6-W, DESOTO COUNTY, MISSISSIPPI.**

Commencing at southeast corner of Section 31, Township 2 South, Range 6 West, Desoto County, Mississippi; thence North 0°28'39" East along the east line of said section, a distance of 1274.18 feet; thence North 0°28'39" East along said line, a distance of 120.94 feet to the POINT OF BEGINNING, said point being the beginning of a non-tangent curve, concave to the north, having a radius of 3000.00 feet, a central angle of 20°16'11", a cord of 1055.80 feet bearing South 84°32'10" East, thence West along said curve, a distance of 1061.32 feet; thence North 0°00'00" West, a distance of 284.24 feet to the point of curvature of a non-tangent curve, concave to the north, having a radius of 2761.64 feet a central angle of 21°58'42", and a cord of 1052.87 feet bearing South 84°59'04" West; thence East along said curve, a distance of 1059.35 feet; thence South 1°08'39" West, a distance of 114.02 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 592.45 feet and central angle of 9°47'42"; thence South along said curve, a distance of 101.28 feet, curving to the left; thence South 0°28'39" West, a distance of 261.89 feet to the POINT OF BEGINNING; said described tract containing 9.115 Acres, more or less.

NOTE: the above description was taken from that certain deed conveying the parcel from "Hawks Crossing Investments, LLC" to "Hawks Crossing Investments, LLC, Trust" as found in Book 577, pages 679-682, and it is the intention of the grantor to convey all his interest in the property referenced, being correctly described herein or not.

Initial TB, JB

Mr. Railey

Hawks Crossing Investments, LLC TRUST  
 Taylor Buntin, III, Trustee  
 058-0-00-W  
 Page 2

**SPECIAL NOTE:** The parcel conveyed above overlaps along the south line 40 feet onto property presently owned by "Boyle Hawks Crossing Partnership" as conveyed by deed of record found in Book 577, pages 669-673. Since both properties were conveyed by the same owner, on the same day, to two different parties, creator of this document is unable to ascertain the proper fee owner, leaving under cloud of title a strip of land 40 wide by 1061.32 feet long, or 0.97 acres, more or less. The error is thought to be a scrivener's error in that the course "North 0°28'39" East along the east line of said section, a distance of 1274.18 feet" should read 1314.18 feet.

Therefore a corrected description of the above parcel, and being one and the same as the above parcel, is hereby conveyed as follow:

Commencing at southeast corner of Section 31, Township 2 South, Range 6 West, Desoto County, Mississippi; <sup>ATA</sup> thence North 0°28'39" East along the east line of said section, a distance of 1314.18 feet; thence North 0°28'39" East along said line, a distance of 120.94 feet to the POINT OF BEGINNING, said point being the beginning of a non-tangent curve, concave to the north, having a radius of 3000.00 feet, a central angle of 20°16'11", a cord of 1055.80 feet bearing South 84°32'10" East, thence West along said curve, a distance of 1061.32 feet; thence North 0°00'00" West, a distance of 284.24 feet to the point of curvation of a non-tangent curve, concave to the north, having a radius of 2761.64 feet a central angle of 21°58'42", and a cord of 1052.87 feet bearing South 84°59'04" West; thence East along said curve, a distance of 1059.35 feet; thence South 1°08'39" West, a distance of 114.02 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 592.45 feet and central angle of 9°47'42"; thence South along said curve, a distance of 101.28 feet, curving to the left; thence South 0°28'39" West, a distance of 261.89 feet to the POINT OF BEGINNING; said described tract containing 9.115 Acres, more or less.

Together with any and all abutters rights of access, if any, in, to, over, on and across the lands as described above.

By executing this document, grantor(s) affirm and agree to the above interpretation of the referenced deeds and concede title to any and all interest, if any, held in the areas of clouded title, either north or south of the "Hawks Crossing Investments, LLC Trust" property as originally conveyed.

Initial JB, \_\_\_\_\_

Hawks Crossing Investments, LLC TRUST  
 Taylor Buntin, III, Trustee  
 058-0-00-W  
 Page 3

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness my signature the 16<sup>th</sup> day of, April A.D., 20 10

Taylor Buntin, as Trustee  
of Hawks Crossing Investments LLC Trust

**Grantee:**  
Hawks Crossing Investments, LLC  
Larry J. Lindley  
P. O. Box 60  
Oakland, Mississippi 38948  
**Phone:** 662-647-1600  
**Account No.** STP-0029-02(013) 102556/201000

**Grantor Address:**  
5293 Getwell Rd  
Southaven, MS 38672  
**Phone:** N/A  
**Business No.** 662/393-4450

Return to

Holloman M. Rinney  
PO Box 1480  
Oxford, MS 38655  
662, 234-4001

Initial JB

Hawks Crossing Investments, LLC TRUST  
Taylor Buntin, III, Trustee  
058-0-00-W  
Page 4 *JB*

In the case of persons acting in representative capacities:

STATE OF MISSISSIPPI  
COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16<sup>th</sup> day of April, 2010, within my jurisdiction, the within named Taylor Buntin, III, who  
Name of official Representative  
acknowledged that (he)(~~she~~) is Trustee of  
Title/Relationship of Representative  
Hawks Crossing Investments, LLC Trust and that in said  
Name of Person Being Represented

representative capacity (he)(~~she~~) executed the above and foregoing instrument, after first having been duly authorized so to do.



Melissa S. Bittner (NOTARY PUBLIC)

My commission expires: 9-22-2012

Initial JB, \_\_\_\_\_