

5/05/11 12:29:49
DK W BK 656 PG 774
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

Kreunen & Kreunen, LLC

8800 Hunters Run Drive
Olive Branch, Mississippi 38654
Work Phone #: 901-262-7792
Home Phone #: n/a
GRANTOR

TO

QUITCLAIM
DEED

Albert M. Austin, IV Trustee of the Virginia Cobb Austin Exempt Residuary Trust FOB Albert M. Austin IV and
Albert M. Austin, IV Trustee of the Virginia Cobb Austin Non-Exempt Trust FOB Albert M. Austin IV

P.O. Box 213
Rossville, Tennessee 38066
Work Phone #: 901-484-1775
Home Phone #: n/a
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Kreunen & Kreunen, LLC, does hereby sell, convey, and quitclaim warrant unto Albert M. Austin, IV Trustee of the Virginia Cobb Austin Exempt Residuary Trust FOB Albert M. Austin IV and Albert M. Austin, IV Trustee of the Virginia Cobb Austin Non-Exempt Trust FOB Albert M. Austin IV, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

INDEXING INSTRUCTIONS: NW ¼ & SW ¼ of the NE ¼ of Section 26, Township 1 South, Range 6 West, DeSoto County, Mississippi

A 0.18 acre tract situated around the existing water tank and pump house: Beginning at the southwest corner of lot 12 of Olive branch Industrial Park, section "F", said southwest corner being on the north right-of-way line of Ridgeway Industrial Road (66' wide r.o.w.); Thence N-35d43'45"-E along the east line of a 75' wide U.S. T.V.A. Electric Transmission line right-of-way easement as recorded in deed book 220, page 707-709 a distance of 147.16' to a point;

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Thence S-53d30'51"-E 62.35' to a point; Thence S-35d43'45"-W 102.39' to a point on the north right-of-way line of said Ridgeway Industrial Road; Thence N-89d27'06"-W along said north right-of-way line 76.27' to the point of beginning containing 7,778.63 square feet or 0.18 acres.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 4th day of ~~April~~^{May} 2011

Kreunen & Kreunen, LLC

By: Conrad L. Kreunen
Conrad L. Kreunen, Member

By: Gail Y. Kreunen
Gail Y. Kreunen, Member

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 4th day of ~~April~~^{May}, 2011, within my jurisdiction, the within named Conrad L. Kreunen and Gail Y. Kreunen, who acknowledged that they are Members of Kreunen & Kreunen, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Sarah Bryant
Notary Public

My Commission Expires:

June 21, 2011

