

6/06/11 8:48:33
DK W BK 658 PG 682
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Grantor's name, address and phone:
First Tennessee Bank, N.A.
165 Madison Avenue
Memphis, Tennessee 38103
901-523-4883

Grantee's name, address and phone:
A & SH, LLC
472 Fairfield Drive
Madison, Mississippi 39110
601-316-1955

This Instrument Prepared by ~~and Return to?~~
Justin T. Starling, MS Bar #103080
Bass, Berry & Sims PLC (JTS)
100 Peabody Place, Ste 900
Memphis, TN 38103
(901) 543-5900

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SECTION INDEXING: SE Quarter of
Section 34, Township 1 South, Range 6
West, DeSoto County, Mississippi

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 26 day of May, 2011, by and between FIRST TENNESSEE BANK NATIONAL ASSOCIATION, a national banking association ("Grantor") and A & SH, LLC, a Mississippi limited liability company ("Grantee");

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to-wit:

Harris
Sheehan
949 S. Shady Grove

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1.207 acres, situated in Section 34, Township 1 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Beginning at the Southeast corner of Section 34, Township 1 South, Range 6 West, in DeSoto County, Mississippi; thence Northwardly along the East line of said Section a distance of 899.40 feet to a point being in the South line of the original Joe Schaeffer property; thence North $78^{\circ}35'54.4''$ East along the South line of the original Joe Schaeffer property 118.30 feet to a point in the West right of way line of U.S. Highway 78, said point being the Southeast corner of the 1.207 acre tract and being the point of beginning; thence North $36^{\circ}46'04''$ West along the West right of way line of U.S. Highway 78 12.5 feet to a point; thence South $53^{\circ}13'56''$ West 25.0 feet to a point; thence North $36^{\circ}46'04''$ West along the West right of way line of U.S. Highway 78 286.53 feet to a point in the South line of a proposed street; thence South $78^{\circ}40'51''$ West along the Southeast right of way line of a proposed street 199.55 feet to a point; thence South $35^{\circ}52'30''$ East 285.42 feet to a point in the South line of the original Joe Schaeffer Property 232.0 feet to the Point of Beginning, containing 52,578.13 square feet, or 1.207 acres.

Being the same property conveyed to Seller by Substitute Trustee's deed of record at Book 652, Page 663 in the Office of the Chancery Clerk for DeSoto County, Mississippi.

Property address: 9991 Old Highway 78, Olive Branch, MS 38654

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered; that the same is subject to subdivision, health department, zoning, Historic Preservation Commission and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners, as well as any other restriction, reservation, encumbrance or item of record or which an accurate title search would reveal or which a survey or inspection of the property would reveal; and that the title and quiet possession thereto it will warrant specially and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

Grantor is hereby conveying said property in "AS-IS, WHERE IS, WITH ALL FAULTS" condition, which Grantee hereby acknowledges and accepts.

WITNESS the signature of the Grantor the day and year first above written.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION, a National Banking Association

By: [Signature]
Keva Robinson, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keva Robinson, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Assistant Vice President of First Tennessee Bank National Association, the within named bargainor, a national banking association, and that she as such Assistant Vice President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of First Tennessee Bank National Association by herself as such Assistant Vice President.

WITNESS my hand and Official Seal at office, this 26 day of May, 2011.

[Signature]
Notary Public

My Commission Expires 12/28/2013.



RETURN TO:
Allison T. Gilbert 11-0035
Harris Shelton Hanover Walsh, PLLC
999 S. Shady Grove Road, Suite 300
Memphis, Tennessee 38120-4126