

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

William E. Pass, Jr.

7040 Windstone Boulevard  
Suite 200  
Olive Branch, Mississippi 38654  
Work Phone #: (662) 895-7277  
Home Phone #: n/a  
GRANTOR

TO

WARRANTY  
DEED

Adam B. Payne and wife, Arika B. Payne

4045 Sidlehill Drive  
Olive Branch, Mississippi 38654  
Work Phone #: (901) 485-2303  
Home Phone #: (662) 890-7155  
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, William E. Pass, Jr., does hereby sell, convey, and warrant unto Adam B. Payne and wife, Arika B. Payne, as tenants by the entirety with full rights of survivorship and not as tenants in common, 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: NE 1/4 of the SE 1/4 of Section 17, Township 2 South, Range 6 West, DeSoto County, Mississippi.

A 4.00, more or less, acre tract of land located in the Northeast quarter of the Southeast quarter of Section 17, Township 2 South, Range 6 West, DeSoto County, Mississippi and is further described as follows:

Beginning at an iron pin found being a common corner of the herein described property and Browning Preserve Subdivision (unrecorded as of May 10, 2007); said point lies South 00 Degrees 52 Minutes 43 Seconds East a distance

of 2657.37 feet from the Northeast corner of Section 17, Township 2 South, Range 6 West; thence South 00 Degrees 53 Minutes 41 Seconds East along the West line of the aforementioned Subdivision a distance of 522.36 feet to a 1/2" rebar set; thence South 89 Degrees 55 Minutes 46 Seconds West a distance of 336.22 feet to 1/2" rebar set on the East line of the Robert Jones tract; thence North 00 Degrees 54 Minutes 59 Seconds West along the East line of said Jones tract a distance of 513.91 feet to an iron pin found on the South line of the Edward Luczak tract and being a common corner of the herein described property and the aforementioned Jones tract; thence North 88 degrees 29 Minutes 21 Seconds East along the South line of the Luczak tract a distance of 336.40 feet to an iron pin found which is the point of beginning, having an area of 174240.00 square feet, 4.00 acres being subject to all codes, regulations and restrictions, rights of way and easements of record.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2011 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

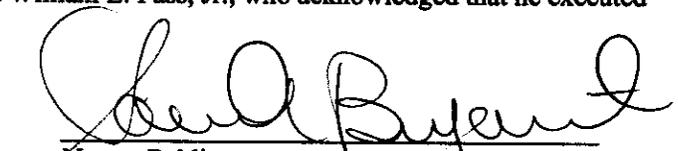
Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 17th day of November, 2011

  
William E. Pass Jr.

STATE OF Mississippi  
COUNTY OF DeSoto

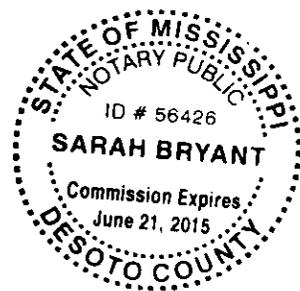
Personally appeared before me, the undersigned authority in and for the said county and state, on this the 17<sup>th</sup> day of November, 2011, within my jurisdiction, the within named William E. Pass, Jr., who acknowledged that he executed the above and foregoing instrument.

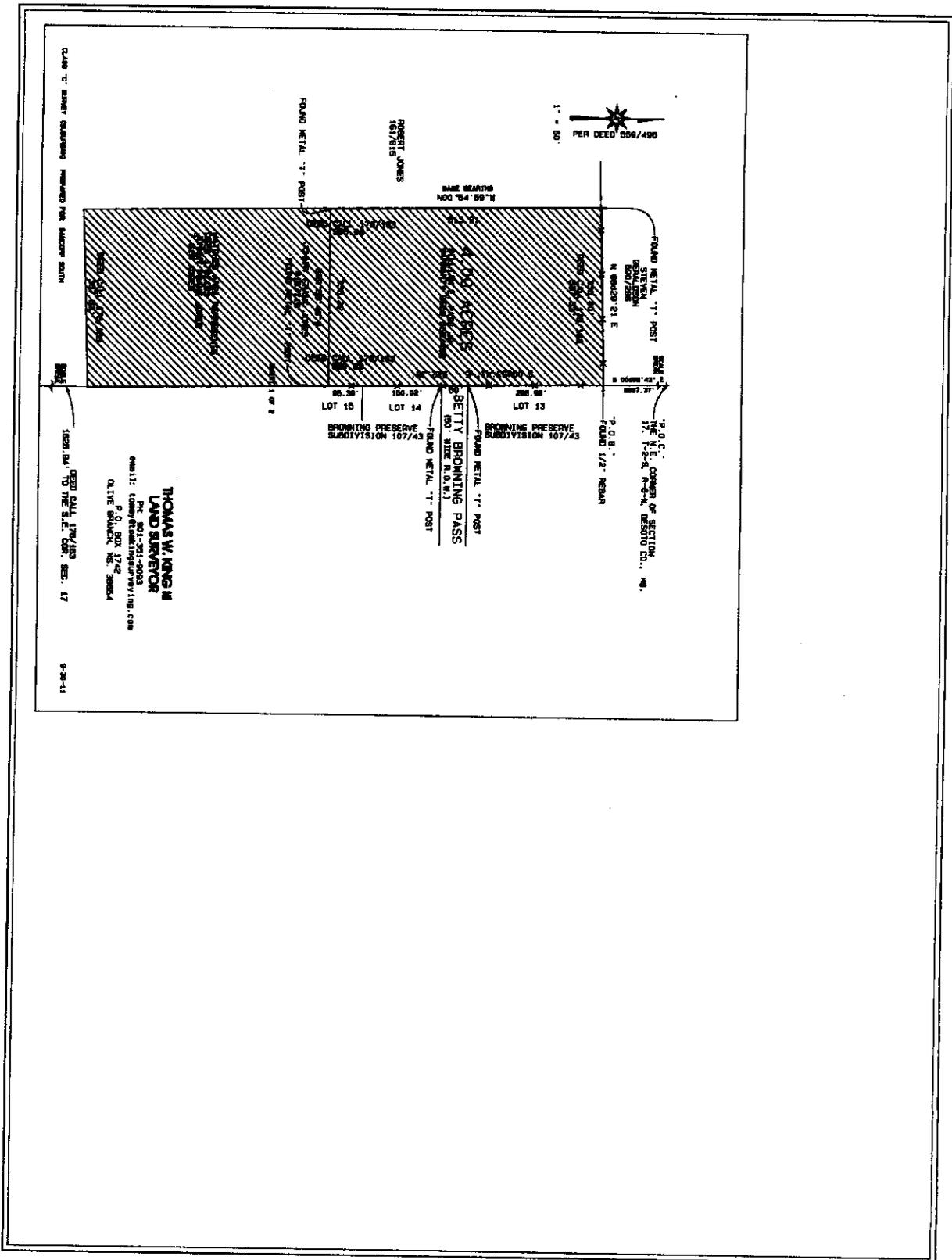
  
Notary Public  
Sarah Bryant

My Commission Expires:

June 21, 2015

FILE NUMBER: 13380





CLASS "C" MARKET GRADING REQUIRED FOR SACRED BATH

DEED CALL 178/189  
1/289 84' TO THE S.E. COR. SEC. 17

9-29-11

**THOMAS W. KING II**  
**LAND SURVEYOR**  
 THE SUTL-201-8003  
 1000 W. BROADWAY, SUITE 100  
 OLIVE BRANCH, SC 29664  
 PHONE: 803-781-8003  
 FAX: 803-781-8003  
 WWW.TWKSURVEYING.COM

FOUND METAL 1/2" POST

ROBERT JAMES  
187/818

BACK BEARING  
N. 89. 94' 54" 00" E

1" = 80'  
PER DEED 009/496

FOUND METAL 1/2" POST

DEED 009/496  
N 89.94' 54" E

4' 00" 1" POST  
MARKER  
N 89.94' 54" E

P.O.B. 17  
P.O. BOX 17  
CORNERS OF SECTION 17  
T. 15 N. R. 9 W. DIST. 10. 14.

FOUND 1/2" REBAR

FOUND METAL 1/2" POST  
BETTY BRONNING PASS  
NO. 1000 N.O.M.

FOUND METAL 1/2" POST  
SUBDIVISION 1077/93  
BRONNING PRESERVE  
MAY 2007

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

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