

INDEXED
5923

BOOK 207 PAGE 101

CORRECTION WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HERITAGE CORPORATION KNOWN AS HERITAGE CORPORATION OF AMERICA, A MISSISSIPPI CORPORATION, Grantor, does hereby convey and forever warrant unto GARY J. MOUNT and wife, LYNNE H. MOUNT, as joint tenants with full rights of survivorship and not as tenants in common, Grantees, the following described real property lying and being situated in Madison County, Mississippi, to-wit:

PARCEL III

Commencing at an iron pin that is North 89 degrees 59 minutes East, 1,138.4 feet from the Southwest corner of the Southeast Quarter of Section 9, Township 8 North, Range 1 West, Madison County, Mississippi, thence North 993.00 feet to the point of beginning; thence North 377.6 feet to a point; thence North 45 degrees East, 364.6 feet to a point; thence South 24 degrees 47 minutes East, 474.5 feet to a point; thence South 66 degrees West, 500.00 feet to the point of beginning, said parcel containing 5.37 acres, more or less and being subject to an access easement 25 feet wide running parallel with the North line.

The exceptions set forth in Correction Warranty Deed recorded in Book 160 at page 549 in the office of the Chancery Clerk of Madison County, Mississippi, are incorporated herein by reference.

This correction deed has been executed and filed to correct the legal description used in the above referenced deed by correcting the call in Parcel III which reads "thence South 24 degrees 47 minutes West, 474.5 feet to a point...." to read thence South 24 degrees 47 minutes East, 474.5 feet to a point as was intended by the parties hereto. In all other respects, the deed referenced above shall remain unchanged.

The Grantees herein have joined in the execution of this Correction Warranty Deed as evidence of their consent to the

correction hereby made and their joinder in same.

WITNESS OUR SIGNATURES on this the 1st day of MARCH, 1985.

HERITAGE CORPORATION ALSO KNOWN AS
HERITAGE CORPORATION OF AMERICA

BY: M. L. Coleman
PRESIDENT

Gary J. Mount
Gary J. Mount

Lynne H. Mount
Lynne H. Mount

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named M. L. COLEMAN, who stated and acknowledged to me that he/she is the PRESIDENT of Heritage Corporation also known as Heritage Corporation of America and that as such he/she did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AN OFFICIAL SEAL, this the 1st day of MARCH, 1985.

Glenn A. Lockhart
NOTARY PUBLIC

MY COMMISSION -EXPIRES:
AT DEATH

STATE OF Ohio
COUNTY OF Summit

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named GARY J. MOUNT and LYNNE H. MOUNT, who stated and acknowledged to me that they did sign and deliver the above and foregoing instrument on

the date and for the purposes therein stated.

GIVEN UNDER MY HAND AN OFFICIAL SEAL, this the 18th day of

June, 1985.

Heather L. Bennett
NOTARY PUBLIC

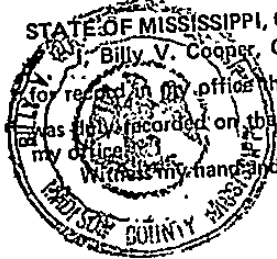
MY COMMISSION EXPIRES:

Grantor:

Grantee:

2399-1RE

STATE OF MISSISSIPPI, County of Madison:
 I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed
 in my office this 24 day of July, 1984, at 2:02 clock P. M., and
 was recorded on the JUL 26 1985 day of JUL 26 1985, 1985, Book No. 207 on Page (01) in
 my office. Witness my hand and seal of office, this the of 19.....
 BILLY V. COOPER, Clerk
 By H. Wright, D.C.



5932
INDEXED

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, the undersigned INGLESIDE ASSOCIATES, A MISSISSIPPI GENERAL PARTNERSHIP, whose address is c/o Louis B. Gideon, 4 Old River Place, Suite D, Jackson, Mississippi 39202, does hereby sell, convey and warrant unto TED L. HARRIS and wife, CAROLYN J. HARRIS, as joint tenants with full rights of survivorship and not as tenants in common, whose address is 48 Webster, Madison, Mo. 39113, the following land and property situated in Madison County, State of Mississippi, more particularly described as follows, to-wit:

Being situated in Lot 1A of INGLESIDE, a subdivision, the map or plat of which is recorded in the office of the Chancery Clerk of Madison County, Mississippi in Slide B-69, reference to which is hereby made, and being more particularly described by metes and bounds as follows:

Commence at the Northeast corner of the said Lot 1A and run thence South 00 degrees 32 minutes 53 seconds West for a distance of 178.67 feet along the East line of the said Lot 1A to an Iron Pin which marks the POINT OF BEGINNING for the parcel herein described; thence continue South 00 degrees 32 minutes 53 seconds West for a distance of 526.71 feet; thence due West for a distance of 15.72 feet; thence run 159.82 feet along the arc of a 1088.26 foot radius curve to the left in the centerline of Ingleside Road, said arc having a 159.67 foot chord which bears North 36 degrees 45 minutes 45 seconds West; thence run 343.05 feet along the arc of a 1202.0 foot radius curve to the right in the said centerline of Ingleside Road, said arc having a 341.88 foot chord which bears North 32 degrees 47 minutes 37 seconds West; thence North 65 degrees 22 minutes 56 seconds East for a distance of 30.0 feet; thence North 70 degrees 10 minutes 15 seconds East for a distance of 291.49 feet to the POINT OF BEGINNING, containing 2.0 acres, more or less.



LESS AND EXCEPT: A thirty (30) foot wide easement along the West side of the above described parcel to Madison County for road right of way.

IT IS AGREED AND UNDERSTOOD that advalorem taxes for the current year have not been determined as of this date and when a determination has been made, Grantor agrees to contribute to Grantees or their assigns, its prorata share of said taxes, on or before February 15, 1986.

BOOK 207 PAGE 105

THIS CONVEYANCE is made subject to those certain covenants affecting Ingleside Subdivision recorded in Book 550 at Page 333, and to any easements shown on the plat aforesaid.

THIS CONVEYANCE is made subject to any and all prior mineral severances of record, and the undersigned Grantor reserves one-half (1/2) of all minerals owned by it.

THIS CONVEYANCE is made subject to a perpetual right of way to Shell Pipeline Corporation thirty (30) foot in width for the construction and maintenance of a gas pipeline in Book 125 at Page. 164.

WITNESS THE SIGNATURE OF THE UNDERSIGNED this the 22nd day of July, 1985.

INGLESIDE ASSOCIATES, A MISSISSIPPI GENERAL PARTNERSHIP
BY: Louis B. Gideon
LOUIS B. GIDEON, MANAGING PARTNER
William S. Hamilton
WILLIAM S. HAMILTON, MANAGING PARTNER

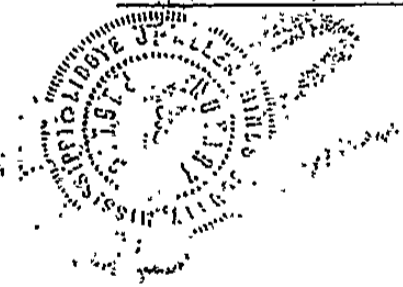
STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned LOUIS B. GIDEON and WILLIAM S. HAMILTON, as Managing Partners, who acknowledged to and before me that they executed the above and foregoing deed for and in behalf of said INGLESIDE ASSOCIATES, A MISSISSIPPI GENERAL PARTNERSHIP, and further acknowledged to and before me that they executed said deed pursuant to authority given to them in said partnership.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE this the 22nd day of July, 1985.

Phillip D. Allen
NOTARY PUBLIC

My Commission Expires:
My Commission Expires May 13, 1986

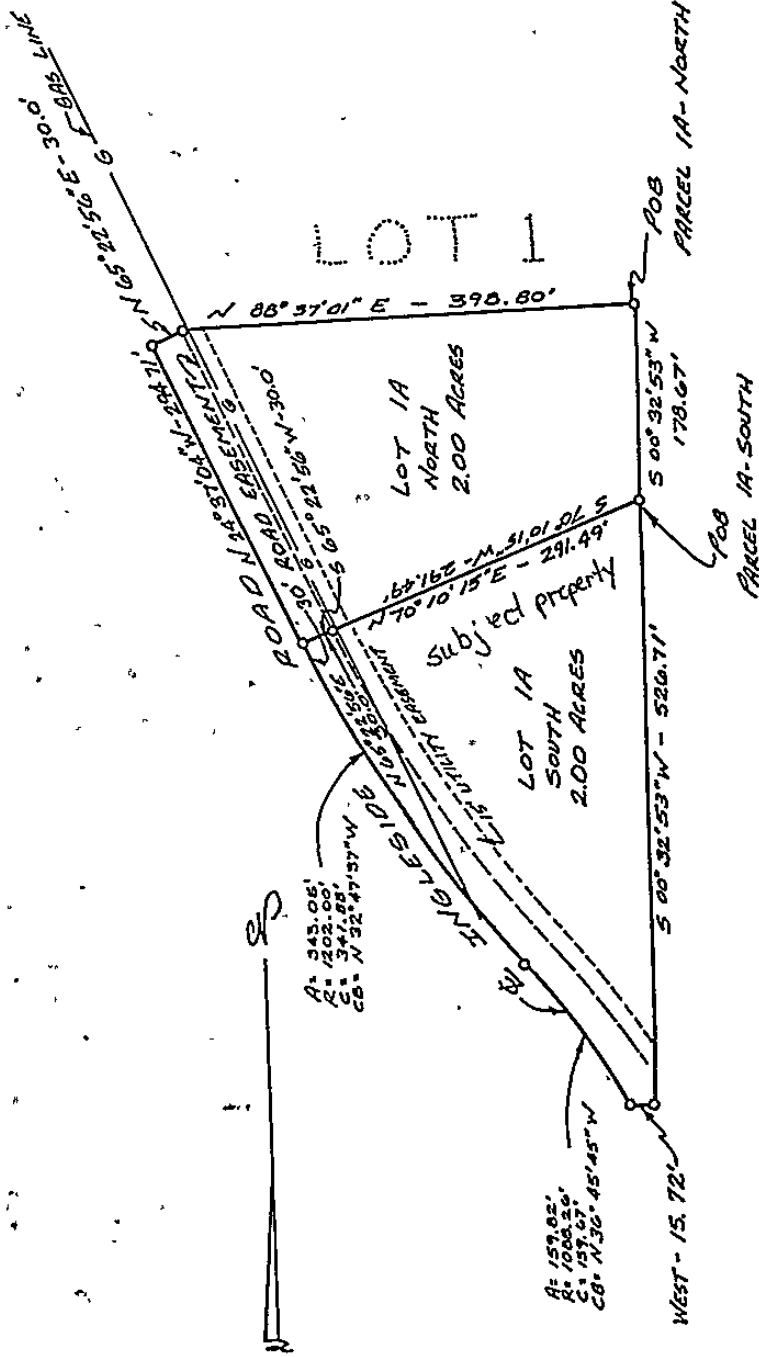


WD-Harris-S--INGLES



DATE: 7-10-85

ROBERT B. BARNES CIVIL ENGINEER & LAND SURVEYOR SCALE: 1" = 125'



PLAT SHOWING CERTAIN PROPERTIES SITUATED IN LOT 1A, INGLESIDE SUBDIVISION MADISON COUNTY, MISSISSIPPI.

Exhibit "A"

STATE OF MISSISSIPPI, County of Madison: I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record on the 24 day of July, 1985, at 2:20 o'clock P.M., and was duly recorded on the 26 day of JUL 26 1985, Book No. 207 on Page 104 in my office at Jackson, Mississippi. Witness my hand and seal of office, this the 26 day of July, 1985.

BILLY V. COOPER, Clerk

By h. Wright, D.C.



\$1.00 mineral Stamp
affixed to original
Instrument
8-1-85
Bible U. Ligon CC.
by H. Wright,
DC

BOOK 207 PAGE 107

WARRANTY DEED

593
INDEXED

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, the undersigned INGLESIDE ASSOCIATES, A MISSISSIPPI GENERAL PARTNERSHIP, whose address is c/o Louis B. Gideon, 4 Old River Place, Suite D, Jackson, Mississippi 39202, does hereby sell, convey and warrant unto TED L. HARRIS and wife, CAROLYN J. HARRIS, as joint tenants with full rights of survivorship and not as tenants in common, whose address is 48 Westgreen,
Madison Mo. 39110, the following land and property situated in Madison County, State of Mississippi, more particularly described as follows, to-wit:

Being situated in Lot 1A of INGLESIDE, a subdivision, the map or plat of which is recorded in the office of the Chancery Clerk of Madison County, Mississippi in Slide B-69, reference to which is hereby made, and being more particularly described by metes and bounds as follows:

Commence at the Northeast corner of the said Lot 1A, said Northeast corner being the POINT OF BEGINNING for the parcel herein described, and run thence South 00 degrees 32 minutes 53 seconds West for a distance of 178.67 feet along the East line of the said Lot 1A to an Iron Pin; thence South 70 degrees 10 minutes 15 seconds West for a distance of 291.49 feet to an Iron Pin; thence South 65 degrees 22 minutes 56 seconds West for a distance of 30.0 feet; thence North 24 degrees 37 minutes 04 seconds West for a distance of 294.71 feet along the centerline of Ingleside Road; thence North 65 degrees 22 minutes 56 seconds East for a distance of 30.0 feet; thence North 88 degrees 37 minutes 01 seconds East for a distance of 398.80 feet along the North line of the said Lot 1A to the POINT OF BEGINNING, containing 2.0 acres, more or less.

LESS AND EXCEPT: A thirty (30) foot wide easement along the West side of the above described parcel to Madison County for road right of way.

IT IS AGREED AND UNDERSTOOD that advalorem taxes for the current year have not been determined as of this date and when a determination has been made, Grantor agrees to contribute to Grantees or their assigns, its prorata share of said taxes, on or before February 15, 1986.

BOOK 207 PAGE 108

THIS CONVEYANCE is made subject to those certain covenants affecting Ingleside Subdivision recorded in Book 550 at Page 333, and to any easements shown on the plat aforesaid.

THIS CONVEYANCE is made subject to any and all prior mineral severances of record, and the undersigned Grantor reserves one-half (1/2) of all minerals owned by it.

THIS CONVEYANCE is made subject to a perpetual right of way to Shell Pipeline Corporation thirty (30) foot in width for the construction and maintenance of a gas pipeline in Book 125 at Page 164.

WITNESS THE SIGNATURE OF THE UNDERSIGNED this the 22nd day of July, 1985.

INGLESIDE ASSOCIATES, A MISSISSIPPI GENERAL PARTNERSHIP
BY: Louis B. Gideon
LOUIS B. GIDEON, MANAGING PARTNER
William S. Hamilton
WILLIAM S. HAMILTON, MANAGING PARTNER

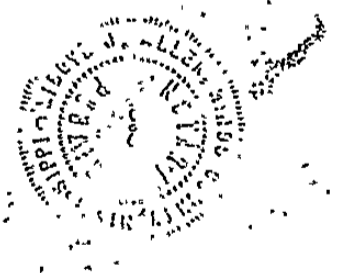
STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned LOUIS B. GIDEON and WILLIAM S. HAMILTON, as Managing Partners, who acknowledged to and before me that they executed the above and foregoing deed for and in behalf of said INGLESIDE ASSOCIATES, A MISSISSIPPI GENERAL PARTNERSHIP, and further acknowledged to and before me that they executed said deed pursuant to authority given to them in said partnership.

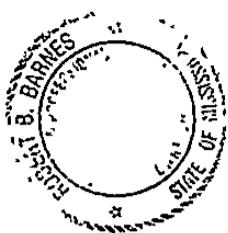
WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE this the 22nd day of July, 1985.

William D. Allen
NOTARY PUBLIC

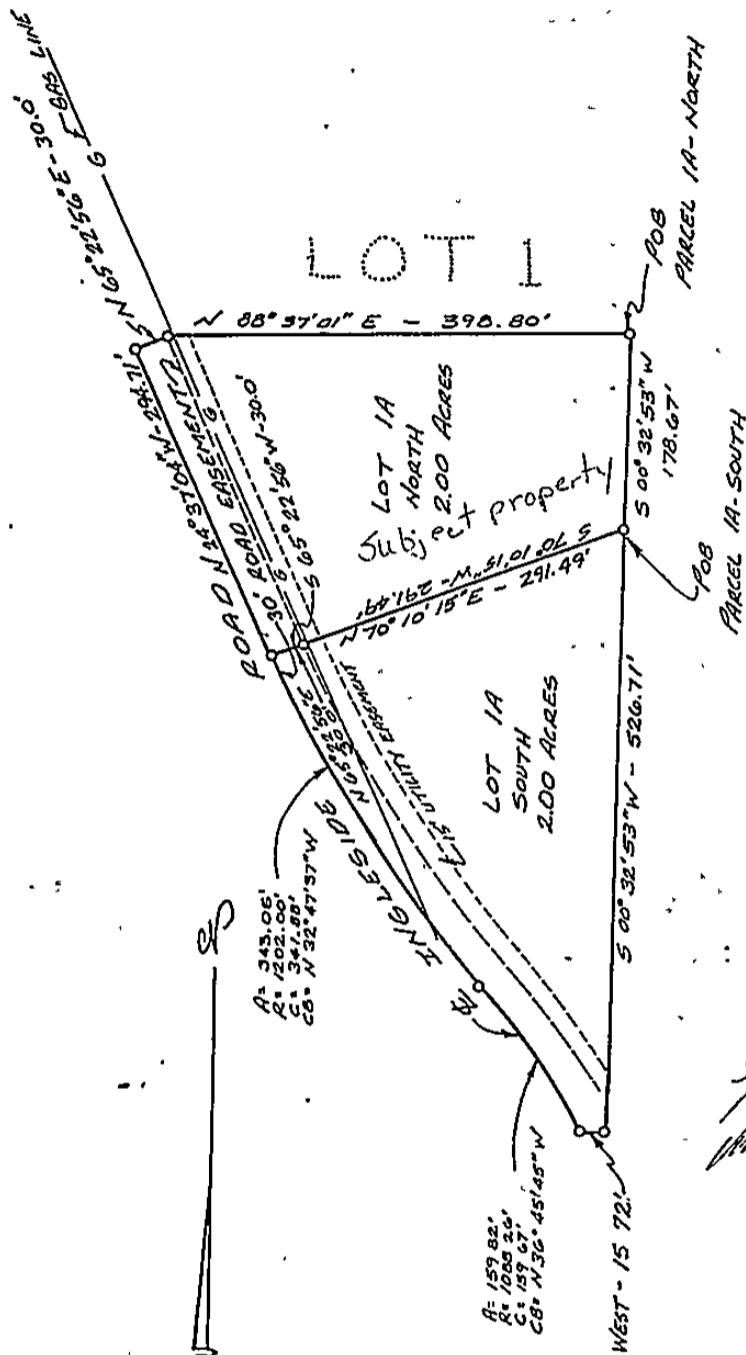
My Commission Expires:
My Commission Expires May 13, 1986



WD-Harris--INGLES



ROBERT B. BARNES CIVIL ENGINEER & LAND SURVEYOR SCALE: 1" = 125' DATE: 7-10-85



PLAT SHOWING
CERTAIN PROPERTIES
 SITUATED IN LOT 1A, INGLESIDE SUBDIVISION
 MADISON COUNTY, MISSISSIPPI.

Exhibit "A"

STATE OF MISSISSIPPI, County of Madison:
 I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office on the 24 day of July, 1985, at 2:20 o'clock P.M., and was duly recorded by me on the 26 day of JUL 26, 1985, 1985, Book No. 207, on Page 109 in my office.
 Witness my hand and seal of office, this the 26th day of JUL 26, 1985, 1985.

BILLY V. COOPER, Clerk

By *D. W. Wright*, D.C.



INDEXED]

5935

C
STATE OF MISSISSIPPI
COUNTY OF MADISON

BOOK 207 PAGE 110

WARRANTY DEED

In consideration of TEN DOLLARS (\$10.00), cash in hand paid by the grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LUCILLE P. WILLIAMS, do hereby convey and warrant unto HAVEN WILLIAMS, ROSCOE WILLIAMS, AND CELIA W. CARR the following described land lying and being situated in the County of Madison and State of Mississippi.

to-wit:

Commencing at a point on the south line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 7 North, Range 1 East, at a point 1881.7 feet west of the southeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 7 North, Range 1 East, and run thence west 1945.3 feet to an iron pin, thence north 8° 29' east 630.5 feet to the south line of the Natchez Trace right of way, thence south 83° 52' east along the south line of the Natchez Trace right of way 30.1 feet, thence north 58° 08' east along the south line of the Natchez Trace right of way 1408 feet to an iron pin, thence north 67° 52' east 520 feet, thence south 254.5 feet, thence west 125 feet, thence south 293.5 feet, thence east 282 feet, thence south 1019.5 feet to the point of beginning; containing 43.9 acres, more or less.

ALSO, a tract of land described as commencing at a point on the north line of Section 28, Township 7 North, Range 1 East, 253.3 feet west of the northeast corner of said Section 28, and run thence south 1466.9 feet to the north line of the Natchez Trace right of way, thence south 66° 48' west along the north line of the Natchez Trace right of way 265.6 feet, thence north 1562.8 feet to the north line of said Section 28, thence east 244.7 feet to the point of beginning; containing 8.5 acres, more or less.

Witness my signature, this the 19th day of July,

1985.

Lucille P. Williams
LUCILLE P. WILLIAMS

STATE OF MISSISSIPPI
COUNTY OF MADISON

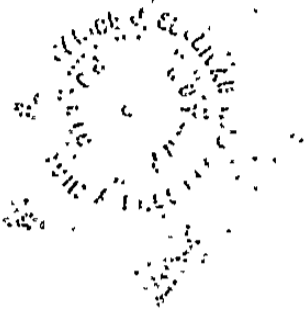
Personally appeared before me, the undersigned authority in and for said County and State, the within named LUCILLE P. WILLIAMS, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned, as and for her act and deed.

WITNESS MY HAND and official seal, this the 19th day of July, 1985.

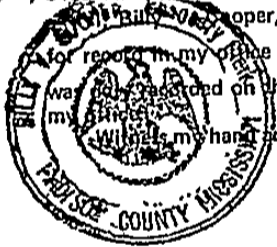
Janice O. Sullivan
NOTARY PUBLIC

My Commission Expires:

August 19, 1987



STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 24 day of July, 1985, at 3:00 o'clock P.M., and was recorded on the 26 day of July, 1985, Book No. 207 on Page 110 in my office on the 26 day of July, 1985.

BILLY V. COOPER, Clerk

By *B. Wright*, D.C.

BOOK 207 PAGE 112
 RELEASE FROM DELINQUENT TAX SALE
 (INDIVIDUAL)
 DELINQUENT TAX SALE
 STATE OF MISSISSIPPI, COUNTY OF MADISON

5937
 No 7441

Redeemed Under H.B. 517
 Approved April 2, 1922

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Lee Taylor
 the sum of Forty one and 99/100 DOLLARS (\$ 41.99)
 being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC.	TWP	RANGE	ACRES
<u>2 1/2 Lot 12</u>				
<u>Hershey Allen J</u>				
<u>H 22</u>				

Which said land assessed to Ervelyn Norman et al and sold on the
17 day of Sept 1983 to Mitch Kalom for
 taxes thereon for the year 1983 to hereby release said land from all claim or title of said purchaser on account of said sale.
 IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 24 day of

July 1985 Billy V. Cooper, Chancery Clerk.
 (SEAL) By D. Wright D.C.

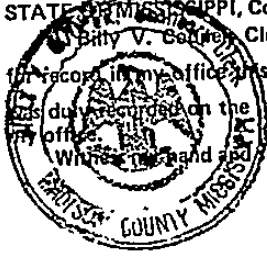
STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 23.93
- (2) Interest \$ 1.91
- (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$.48
- (4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll.
 \$1.00 plus 25cents for each separate described subdivision \$ 1.25
 \$1.00 each \$ 4.50
- (5) Printer's Fee for Advertising each separate subdivision \$.25
- (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$ 1.00
- (7) Tax Collector--For each conveyance of lands sold to individuals \$1.00 \$ 33.32
- (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 1.20
- (9) 5% Damages on TAXES ONLY. (See Item 1)
- (10) 1% Damages per month or fraction on 1983 taxes and costs (Item 8 -- Taxes and costs only) 11 Months \$ 3.69
 \$.25
 \$.15
 \$ 1.00
- (11) Fee for recording redemption 25cents each subdivision \$
- (12) Fee for indexing redemption 15cents for each separate subdivision \$
- (13) Fee for executing release on redemption \$
- (14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.) \$
- (15) Fee for issuing Notice to Owner, each \$2.00 \$
- (16) Fee Notice to Lienors @ \$2.50 each \$
- (17) Fee for mailing Notice to Owner \$1.00 \$
- (18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$
- TOTAL \$ 39.59
- (19) 1% on Total for Clerk to Redeem \$.40
- (20) GRAND TOTAL TO REDEEM from sale covering 1983 taxes and to pay accrued taxes as shown above \$ 39.99

Excess bid at tax sale \$ ✓
Mitch Kalom 38.19
Clerk Fee 1.80
Rec. Fee 2.00
41.99

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 24 day of July, 1985, at 3:00 o'clock P. M., and was duly recorded on the JUL 26 1985 day of JULY, 1985, Book No. 207 on Page 112 in



Witness my hand and seal of office, this the JUL 26 1985 day of JULY, 1985.
 BILLY V. COOPER, Clerk
 By D. Wright D.C.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash paid in hand, and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, NEW BELLUM HOMES, INC., does hereby sell, convey and warrant unto KENT ALLEN BEARD and KAREN EUBANKS BEARD, as joint tenants with full rights of survivorship and not as tenants in common, the following described property situated in Madison County, Mississippi, to-wit:

Lot 28, Sandalwood Subidvision, Part V, a Subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B, Slide 74, reference to which is hereby made in aid of and as a part of this description.

Excepted from the warranty hereof are all restrictive covenants, rights-of-way, easements and mineral reservations and conveyances of record pertaining to said property.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay the Grantees or their assigns any deficit on the actual proration, and likewise the Grantees agree to pay to the Grantors or their assigns any amount over paid by them.

WITNESS OUR SIGNATURES, this the 23rd day of July, 1985.

NEW BELLUM HOMES, INC.

BY: Sebastian Giurintano

Sebastian Giurintano
Its President

New Bellum Homes, Inc.

2042 Meadowbrook
Jackson, Ms. 39211

Kent Allen Beard and Karen Eubanks Beard
126 Sumac Drive
Madison, Mississippi 39110

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named SEBASTIAN GIURINTANO, who acknowledged to me that he the President of New Bellum Homes, Inc. and that he signed and delivered the foregoing Warranty Deed on the day and year therein mentioned for and on behalf of said corporation and as its official act and deed, being duly authorized so to do.

GIVEN UNDER MY HAND and official seal, this the 23rd day of July, 1985.

Karen Kegley-Edwards
Notary Public

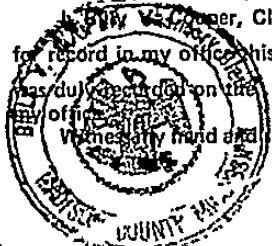
My Commission expires:

March 9, 1988



STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 24 day of July, 1985, at 3:30 o'clock P. M., and was duly recorded on the JUL 26 1985 day of JUL 26 1985, 1985, Book No. 207 on Page 113 in my office at JUL 26 1985 Witness my hand and seal of office, this the JUL 26 1985 day of JUL 26 1985, 1985.



BILLY V. COOPER, Clerk

By B. V. Cooper, D.C.

INDEXED
5911

BOOK 207 PAGE 115

STATE OF MISSISSIPPI
COUNTY OF MADISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the price and sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, JOHN THORNTON, JR., and NOLA ROBINSON THORNTON, do hereby sell, convey and warrant unto EARNEST McCOY SEALS and WILLIE M. SEALS the following described real property lying and being situated in Madison County, Mississippi, to-wit:

A parcel of land lying and being situated in the SW 1/4 and the SE 1/4 of the NW 1/4 of Section 10, Township 10 North, Range 5 East, Madison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at the SW Corner of the SW 1/4 of the SW 1/4 of said Section 10, Township 10 North, Range 5 East, Madison County, Mississippi; thence run East for a distance of 381.12 feet; thence run North for a distance of 275.63 feet; thence run North 85° 56' 38" East, 296.00 feet; thence run South for a distance of 296.64 feet; thence run East for a distance of 642.63 feet; thence run North for a distance of 1320.00 feet; thence run West for a distance of 99.00 feet; thence run North for a distance of 1320.00 feet; thence run West for a distance of 1221.00 feet; thence run South for a distance of 2640.00 feet; to the Point of Beginning, containing 75 acres, more or less.

This conveyance is executed subject to the following exceptions:

1. Ad valorem taxes for the year 1985 shall be pro-rated with the Grantors paying 7/12ths of said taxes and the Grantees paying 5/12ths of said taxes.
2. Zoning Ordinances and Subdivision Regulations of Madison County, Mississippi.

3. This conveyance and the warranty hereof are made subject to all zoning ordinances, subdivision regulations, building restrictions, restrictive covenants, easements, rights-of-way and mineral reservations of record, if any, pertaining to the above described property.

BOOK 207 PAGE 116

EXECUTED this the 18th day of July, 1985.

John Thornton Jr.
JOHN THORNTON, JR.

Nola Robinson Thornton
NOLA ROBINSON THORNTON

GRANTORS' ADDRESS:

3140 W. 1st St.
Jackson, Miss 39213

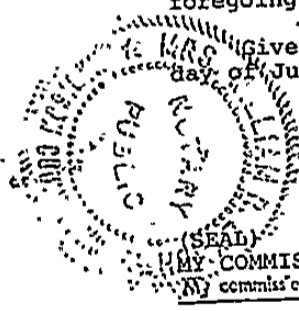
GRANTEE'S ADDRESS:

Route 4 Box 158-0
Canton Ms 39046

STATE OF MISSISSIPPI
COUNTY OF MADISON

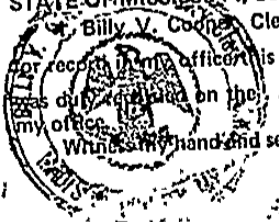
Personally appeared before me, the undersigned authority in and for said county and state, the within named JOHN THORNTON, JR., and NOLA ROBINSON THORNTON, who acknowledged that they signed, executed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal on this the 18th day of July, 1985.



Mrs. William R. Lynch
NOTARY PUBLIC

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office on this 24 day of July, 1985, at 4:05 o'clock P.M., and was duly filed on the 26 day of July, 1985, Book No. 207 on Page 115 in my office. Witness my hand and seal of office, this the 26 day of July, 1985.

BILLY V. COOPER, Clerk
By B. V. Wright, D.C.

CONTRACT OF THE SALE AND PURCHASE OF REAL ESTATE

The undersigned Seller agrees to sell the herein described property to the undersigned Buyer on the terms and conditions stipulated in the following schedule, both Buyer and Seller acknowledges that n/a

BOOK 207 PAGE 117-5942

INDEXED

Broker, is the procuring cause of this sale

1. DESCRIPTION: #4 Tullos Farms Inc.
See attached visual aid Exhibit "A".
Lot # 4 26.45 AC

2. PRICE: The purchase price of the property is 119,025.00
Payable as follows:
CASH 19,025.00

Balance payable as follows: 100,000.00
carried by seller at 10% simple interest, with quarterly payments of \$3983.00 until satisfied. No prepayment penalty or prohibition.

3. TAXES: Taxes for the current year are to be pro-rated as of the closing date

4. HAZARD INSURANCE: n/a

5. TITLE: The Seller is to furnish a warranty deed and a certificate of title prepared by an attorney, upon whose certificate title insurance may be obtained from a title insurance company qualified to do and doing business in Mississippi. Reasonable time shall be allowed for preparation of and examination of title. Should examination of title reveal defects which can be cured, the Seller hereby obligates himself to cure same as expeditiously as reasonably possible, and to execute and tender a general warranty deed conveying insurable title in accordance with the terms hereof, except for the following items recorded at the Chancery Clerk's Office of Madison County: protective covenants, zoning ordinances, prior mineral reservations, and easements for public utilities. If said title defects cannot be cured within 10 days after specified closing date, then Purchaser shall have the option of having his earnest money returned and being released from further liability hereon, or of having Seller complete the curing of same as expeditiously as possible.

Seller represents that the property may be legally used for homestead and that no governmental agency has served any notice requiring repairs, alterations or corrections of any existing condition except as stated herein.

6. SPECIAL LIENS: Special liens against the property shall be paid as follows: If any, by Seller

7. POSSESSION: Possession of said property is to be delivered: with deed

8. DEPOSIT: Purchaser has deposited with seller \$4,025.00 as earnest money. The same is to be applied to the cash down payment on closing of this transaction. If the title is not insurable as represented herein and cannot be cured or Seller is otherwise incapable of performing this contract, the earnest money is to be returned to the Purchaser. If title is found to be insurable as represented herein and the Purchaser is approved on any loan specified as a contingency in this contract, and if the Purchaser fails to perform the terms of this contract, 1/2 of said earnest money to be retained by Broker, provided that the Broker's portion of any such forfeiture shall not exceed the commission he is entitled to under this contract, and Seller shall have the option of treating the remaining 1/2 of said earnest money as liquidated damages for said breach, or, if he deems his actual damages to be in excess thereof, he may institute suit therefor in any court of competent jurisdiction, giving credit on said damages for said earnest money, specific performance being the essence of this contract. Owners (Sellers) of properties sold or exchanged under this contract agree to pay Broker n/a commission on the purchase price as shown in paragraph 2.

9. The sale is to be closed within 2 days from delivery of copy of proposed deed and certificate of title to Purchaser, or as soon thereafter as said insurable title can be effected, as hereinabove provided.

10. RESPONSIBILITY OF BROKER: This instrument is to contain all terms of this sale, and no representations have been made other than are herein contained. No agent or representative of Broker shall have any power to make any representations as to the property or any statement, unless and except fully embodied herein in writing. This instrument shall impose no obligation upon Broker, otherwise than in accordance with its terms, and no agent or representative of Broker has any authority otherwise than herein stated to do any act or thing other than herein set forth and Purchaser and Seller hereby represent to Broker that no agent or representative has made any representation or done any act other than herein set forth.

11. ACCEPTANCE: The Purchaser hereby represents that he has personally inspected and examined the above mentioned premises and all improvements thereon and accepts the property in its as is and present condition. Neither party has relied upon any statement or representation not embodied in this contract made by the other party or the sales representative bringing the parties together. The provisions of this contract shall apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

12. DAMAGE BY FIRE, ETC.: This contract is further conditioned upon delivery of the improvements in their present condition, and in the event of material damage by fire or otherwise, before closing, Purchaser may declare the contract void and shall be entitled to the return of his earnest money, or Purchaser may elect to complete the transaction in accordance with this contract, provided the property is restored by Seller at Seller's expense prior to closing of the sale.

13. ATTORNEY'S FEES: If it becomes necessary to insure the performance of the conditions of this contract to employ an attorney then the defaulting party or parties agree to pay reasonable attorney fees and court costs therewith.

14. SPECIAL PROVISIONS: Sale to close on or about August 8, 1985.

15. STATEMENT: Each undersigned party to this transaction acknowledges that he has read and understands this contract, and hereby acknowledges receipt of a copy of this document. When herein used the singular includes the plural, the masculine, and the feminine.

WITNESS OUR SIGNATURES THIS 19 DAY OF August
C. M. Suttler, President Whittington
Tullos Farms, Inc. _____
Sellers Purchasers

Subject to clearance of any check given, the undersigned Broker acknowledges receipt of the above mentioned earnest money and holds the same in trust subject to the terms of this contract.

Convey deed to CURTIS D. WHITTINGTON JR. BROKER

and JANET ELIZABETH WHITTINGTON By _____ Title _____
J.T.R.O.S. 317 Hoy Rd.
Mad. Ms. 39110

TRACT 11: (Lot 4) Commence at the Northwest corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, Township 8 North, Range 1 East, Madison County, Mississippi, which is the point of beginning of the property herein described and from said point of beginning run thence North 81° 26' West, a distance of 355.25 feet; thence North 11° 28' East, a distance of 214.20 feet; thence North 17° 01' West, a distance of 457.68 feet; thence North 80° 45' East, a distance of 133.70 feet; thence South 81° 44' East, a distance of 111.04 feet; thence North 76° 24' East, a distance of 224.22 feet; thence North 67° 09' East, a distance of 284.56 feet; thence North 56° 45' East, a distance of 121.74 feet; thence South 51° 53' East, a distance of 820.02 feet; thence North 89° 17' East, a distance of 251.31 feet; thence South 00° 43' East, a distance of 454.11 feet; thence South 89° 57' West, a distance of 1,332.88 feet to the point of beginning, and all lying the being situated in the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 20, Township 8 North, Range 1 East, Madison County, Mississippi.

Exhibit "A"

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED before me the undersigned authority in and for said county and state, the within named David Cox, one of the subscribing witnesses to the within and foregoing instrument, who being first duly sworn, deposed and saith that he saw the within named Curtis D. Whittington, Jr., whose name is subscribed thereto, sign and deliver the same to the said Tullos Farms, Inc., and that he saw the other subscribing witness sign the same in the presence of the said Curtis D. Whittington, Jr., and that the witnesses signed in the presence of each other, on the day and year therein mentioned.

[Signature]

SWORN TO and subscribed before me, this the 25th day of July, 1985.

[Signature]
NOTARY PUBLIC

My Commission Expires:
May 31, 1989

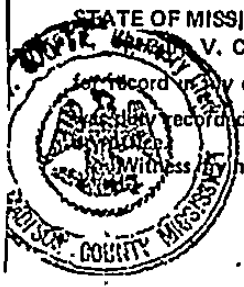
STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for said county and state, C. M. TULLOS, who acknowledged that as president of TULLOS FARMS, INC., a corporation, he did sign and deliver the foregoing instrument on the day and year therein mentioned as and for the act and deed of said corporation, being first duly authorized so to do.

GIVEN UNDER MY HAND and my official seal this the 18th day of July, 1985.

[Signature]
NOTARY PUBLIC

My Commission Expires:
May 31, 1989



STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 25 day of July, 1985, at 8:15 o'clock a. M., and was recorded on the JUL 26 1985 day of JUL 26 1985, 1985, Book No 247 on Page 117 in JUL 26 1985 Witness by hand and seal of office, this the 26 day of July, 1985.

BILLY V. COOPER, Clerk
By B. Wright, D.C.

6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COUNTY LINE PLACE, INC., a Mississippi corporation, Grantor, does hereby sell, warrant and convey unto GULF COAST DEVELOPMENT, INC., Grantee, the following described real property lying and being situated in the City of Ridgeland, Madison County, Mississippi, to wit:

A certain parcel of land being a part of Lot 26, Tougaloo Addition, a subdivision situated in Section 36, T7N-R1E, Ridgeland, Madison County, Mississippi, being more particularly described as follows:

Commence at the Northwest corner of said Lot 26; run thence southerly along the West line of said Lot 26 for a distance of 286.0 feet to the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, turn thence left through a deflection angle of 90 degrees 00 minutes 00 seconds and run in an easterly direction for a distance of 140.0 feet; turn thence left through a deflection angle of 90 degrees 00 minutes 00 seconds and run in a northerly direction for a distance of 160.0 feet; turn thence right through a deflection angle of 90 degrees 00 minutes 00 seconds and run in an easterly direction for a distance of 189.69 feet to a point on the East line of a perpetual road easement; turn thence right through a deflection angle of 90 degrees 00 minutes 00 seconds and run in a southerly direction along said East line of a perpetual road easement for a distance of 341.46 feet; turn thence right through a deflection angle of 90 degrees 00 minutes 00 seconds and run in a westerly direction for a distance of 168.69 feet; turn thence right through a deflection angle of 90 degrees 00 minutes 00 seconds and run in a northerly direction for a distance of 29.00 feet; turn thence left through a deflection angle of 90 degrees 00 minutes 00 seconds and run in a westerly direction for a distance of 161.00 feet to a point on the West line of said Lot 26; turn thence right through a deflection angle of 90 degrees 00 minutes 00 seconds and run in a northerly direction along the West line of said Lot 26 for a distance of 152.46 feet to the POINT OF BEGINNING.

The warranty of this conveyance is subject to the following:

1. City of Ridgeland, County of Madison and State of Mississippi ad valorem taxes for the year 1985, which shall be

prorated as follows: Grantor to pay as of the date of closing, and Grantee to pay thereafter.

2. An easement for utilities twenty (20) feet in width evenly off of the western-most boundary of the above described property, being 152.46 feet as shown on the survey prepared by Reynolds Engineering, Inc., dated May 2, 1985 (Revised May 20, 1985), being Project No. 85-034.

3. An easement for utilities twenty (20) feet in width evenly off the south end of 145.67 feet of the above described property immediately to the west of the right-of-way for Ridgewood Road, as shown on the survey prepared by Reynolds Engineering, Inc., dated May 2, 1985 (Revised May 20, 1985), being Project No. 85-034.

4. Easement along the 152.46 foot western-most boundary of the above described property for existing drainage from Grantor's property adjoining on the west the above described property.

5. Existing gas lines along east side of above described property adjacent to Ridgewood Road, as shown on survey prepared by Reynolds Engineering, Inc., dated May 2, 1985 (Revised May 20, 1985), being Project No. 85-034.

6. Restrictive Covenant that no fence or other permanent obstruction shall be constructed or placed within three feet of the 152.46 foot western-most boundary line of the above described property.

7. Covenant that existing electrical meters, gas meters and air conditioning compressors serving Grantor's property to the west of the described property will be undisturbed, and Grantor, its successors and assigns shall have access to such for purposes of servicing, repair, maintenance, replacement, and reading of meters.

8. Covenant that Grantee, its successors and assigns, will construct and maintain such protective barriers or devices as may be reasonably necessary on the 152.46 foot western-most boundary of the described property to protect Grantor's buildings and

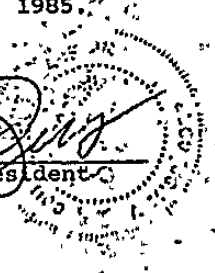
appurtenances located west of the described property from damage by motor vehicles.

9. Right-of-way off the east side of the above described property for Ridgewood Road, as shown on the survey prepared by Reynolds Engineering, Inc., dated May 2, 1985 (Revised May 20, 1985), being Project No. 85-034.

WITNESS ITS SIGNATURE on this the 22nd day of May, 1985.

COUNTY LINE PLACE, INC:

BY: Robert B. Dyess
ROBERT B. DYESS, President

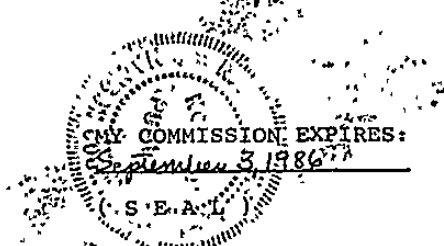


STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROBERT B. DYESS, who stated and acknowledged to me that he is the President of COUNTY LINE PLACE, INC., and as such he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated, he being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 22nd day of May, 1985.



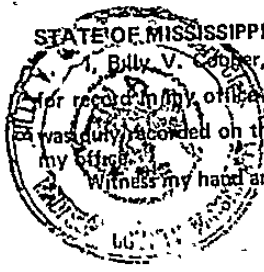
R.E. Matthews
NOTARY PUBLIC

Grantor:
1471 Canton Mart Road
Jackson, MS 39211

Grantee:
217 West Main Street
Gallatin, TN 37266

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office on this 25 day of July, 1985, at 8:30 o'clock a. M., and was duly recorded on the JUL 26 1985 day of JUL 26 1985, 1985, Book No. 207 on Page 122 in my office on JUL 26 1985, 1985.
Witness my hand and seal of office, this the of 19.....
BILLY V. COOPER, Clerk
By M. Wright D.C.



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COUNTY LINE PLACE, INC., a Mississippi corporation, Grantor, does hereby sell, warrant and convey unto SHONEY'S, INC., Grantee, the following described real property lying and being situated in the City of Ridgeland, Madison County, Mississippi, to wit:

A certain parcel of land situated in part of Lot 26, Tougaloo Addition, a subdivision situated in Section 36, T7N-R1E, Ridgeland, Madison County, Mississippi, more particularly described as follows:

Commence at the Northwest corner of said Lot 26 and run thence southerly along the West line of said Lot 26 for a distance of 438.46 feet to the POINT OF BEGINNING; from said POINT OF BEGINNING, turn thence left through a deflection angle of 90 degrees 00 minutes 00 seconds and run in an easterly direction for a distance of 161.0 feet; turn thence right through a deflection angle of 90 degrees 00 minutes 00 seconds and run in a southerly direction for a distance of 199.34 feet to a point on a curve to the right, having a central angle of 3 degrees 19 minutes 43 seconds and a radius of 8,546.637 feet; turn thence right through a deflection angle of 94 degrees 26 minutes 02 seconds and run in a westerly direction along a chord of said curve for a distance of 161.48 feet to a point on the West line of said Lot 26; turn thence right through a deflection angle of 85 degrees 33 minutes 58 seconds and run in a northerly direction along the West line of said Lot 26 for a distance of 186.85 feet to the POINT OF BEGINNING.

The warranty of this conveyance is subject to the following:

1. City of Ridgeland, County of Madison and State of Mississippi ad valorem taxes for the year 1985, which shall be prorated as follows: Grantor to pay as of the date of closing, and Grantee to pay thereafter.
2. An easement twenty (20) feet in width evenly off the west side of the above described property for utilities.
3. An easement twenty (20) feet in width located nine (9) feet south of, and parallel to, the north end of the above described property for utilities.

4. An easement ten (10) feet in width evenly off the south end of the above described property for utilities.

5. Existing public utilities located and situated on the above described property, consisting of telephone cable, gas and water lines.

6. Restrictive Covenant that no fence or other permanent obstruction shall be constructed or placed within three feet of the west boundary line of the above described property.

7. Covenant that existing electrical meters, gas meters and air conditioning compressors serving Grantor's property to the west of the described property will be undisturbed, and Grantor, its successors and assigns shall have access to such for purposes of servicing, repair, maintenance, replacement, and reading of meters.

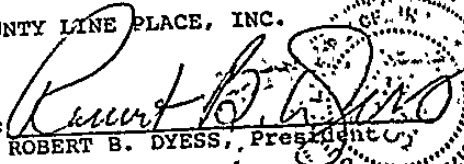
8. Covenant that Grantee, its successors and assigns, will construct and maintain such protective barriers or devices as may be reasonably necessary to protect Grantor's buildings and appurtenances located west of the described property from damage by motor vehicles.

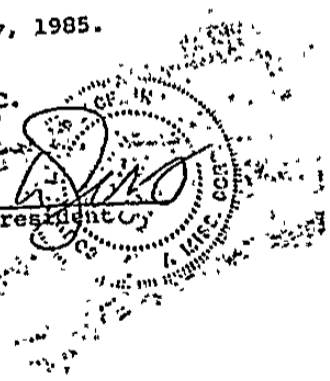
9. Covenant that curb cut will be provided at the eastern boundary of the above described property onto County Line Road and shall be subject to joint entry-exit for the above described property and the property to the east of the above described property.

WITNESS ITS SIGNATURE on this the 22nd day of May, 1985.

COUNTY LINE PLACE, INC.

BY:

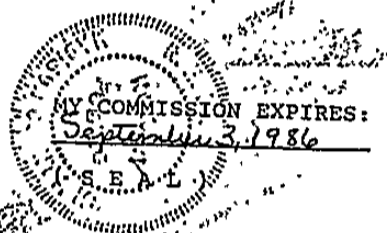

ROBERT B. DYESS, President



STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROBERT B. DYESS, who stated and acknowledged to me that he is the President of COUNTY LINE PLACE, INC., and as such he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated, he being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 22nd day of May, 1985.

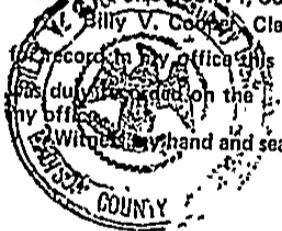


R.E. Matthews
NOTARY PUBLIC

Grantor:
1471 Canton Mart Road
Jackson, MS 39211

Grantee:
1727 Elm Hill Pike
Nashville, TN 37202

STATE OF MISSISSIPPI, County of Madison:



I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 25 day of July, 1985, at 8:30 o'clock a. M., and was duly recorded on the 25 day of JUL 26 1985, 1985, Book No. 207 on Page 123 in my office.

Witness my hand and seal of office, this the JUL 26 1985 of 1985, 1985.

BILLY V. COOPER, Clerk

By D. W. Wright, D.C.

RIGHT-OF-WAY ABANDONMENT

PURSUANT TO authority of that certain Ordinance of the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, approved and adopted at the Second Regular July, 1985 Meeting thereof, as same appears of record in the Book of Ordinances of the City of Ridgeland, Mississippi, the following described property, constituting what has heretofore been designated as the right-of-way of Dyess Road in the City of Ridgeland, Mississippi, has been closed, vacated and abandoned, and County Line Place, Inc., a Mississippi corporation, being the sole abutting landowner thereto, is the owner thereof by operation of law, to wit:

A certain parcel of land situated in and being a part of Lot 26, Tougaloo Addition, a subdivision situated in Section 36, T7N-R1E, Ridgeland, Madison County, Mississippi; said parcel of land contains 8,209.10 square feet or 0.1885 acres, more or less, and is more particularly described as follows:

Commence at the Northwest corner of said Lot 26 and run thence southerly along the West line of said Lot 26 for a distance of 536.21 feet to the POINT OF BEGINNING; from said POINT OF BEGINNING, turn thence left through a deflection angle of 56 degrees 41 minutes 23 seconds and run in a southeasterly direction for a distance of 94.82 feet; turn thence left through a deflection angle of 18 degrees 51 minutes 27 seconds and run in a southeasterly direction for a distance of 84.43 feet; turn thence right through a deflection angle of 75 degrees 32 minutes 50 seconds and run in a southerly direction for a distance of 28.44 feet to a point on a curve to the right, having a central angle of 3 degrees 19 minutes 43 seconds and a radius of 8,546.637 feet; turn thence right through a deflection angle of 94 degrees 26 minutes 02 seconds and run in a westerly direction along a chord of said curve for a distance of 161.48 feet to a point on the West line of said Lot 26; turn thence right through a deflection angle of 85 degrees 33 minutes 58 seconds and run in a northerly direction along the West line of said Lot 26 for a distance of 89.10 feet to the POINT OF BEGINNING.

This instrument is executed and delivered to County Line Place, Inc., under authority of the Ordinance above described, and may be filed for public record as evidence of the action taken by the City of Ridgeland, Mississippi, and the ownership by

County Line Place, Inc., for taxing and all other purposes of the land above described.

WITNESS the signature of the City of Ridgeland, Mississippi, on this the 18th day of July, 1985.

CITY OF RIDGELAND, MISSISSIPPI

BY: H. B. Wolcott
HITE B. WOLCOTT, Mayor

ATTEST:
Marcella Cannon
MARCELLA CANNON, City Clerk
(S. E. A. L)

STATE OF MISSISSIPPI
COUNTY OF MADISON

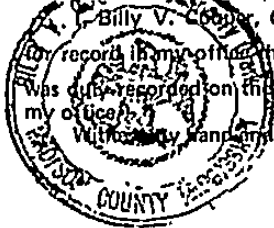
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, HITE B. WOLCOTT and MARCELLA CANNON, the Mayor and City Clerk respectively of the City of Ridgeland, Mississippi, a municipal corporation organized and existing pursuant to the laws of the State of Mississippi, who stated and acknowledged to me that they did sign and deliver the above and foregoing RIGHT-OF-WAY ABANDONMENT on the date and for the purposes therein stated, they being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 18th day of July, 1985.

R. E. Mathewson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 3, 1986
(S. E. A. L)

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 25 day of July, 1985, at 8:30 o'clock a M., and was duly recorded on this JUL 26 1985 day of JUL 26 1985, 1985 Book No. 207 on Page 126 in my office.

Witness my hand and seal of office, this the of 19.....

BILLY V. COOPER, Clerk

By n. W. right D.C.

INDEXED
5913

AGREEMENT

WITNESS, this Agreement, entered into on the day and date shown below, by and between County Line Place, Inc., a Mississippi Corporation, hereinafter referred to as "County Line Place," and Harold Skinner, hereinafter referred to as "Skinner," for the purpose of providing for the cancellation of those certain leases and/or agreements herein described, and making provision for the full, final and complete satisfaction, cancellation, release and discharge of any and all claims, demands, liabilities or actions arising thereunder, or incidental thereto affecting the parties, as follows:

1. For and in consideration of the payment by "County Line Place" of the sum of One Hundred Seventy-five Thousand and No/100 Dollars (\$175,000.00) to "Skinner," the receipt and sufficiency of which is hereby acknowledged by "Skinner," "Skinner" does hereby sell, warrant, transfer, assign and set over unto "County Line Place" all of the following:

A. The building, structure, and appurtenances in which the business known as C & S Seafoods was located on County Line Road in Ridgeland, Madison County, Mississippi;

B. The building, structure, and appurtenances in which the business known as Harold's Package Store was located on County Line Road in Ridgeland, Madison County, Mississippi;

C. Lease Contract dated October 28, 1983, between T. Eugene Caldwell, as Lessor, and Harold Skinner, as Lessee, which said lease was assigned by T. Eugene Caldwell to County Line Place, Inc., by instrument dated November 30, 1984; a copy of said lease is attached hereto, marked Exhibit "A" and incorporated by reference.

D. Lease Contract dated February 24, 1977, between T. Eugene Caldwell, as Lessor, and The Rib Rack, Inc., as Lessee, and Amendment thereto dated March 6, 1978, which said lease was

assigned by T. Eugene Caldwell to County Line Place, Inc., by instrument dated November 30, 1984; a copy of said lease is attached hereto, marked Exhibit "B" and incorporated by reference.

E. Lease Contract dated May 14, 1976, between T. Eugene Caldwell, as Lessor, and Harold Skinner, as Lessee, and memorandum thereof dated May 14, 1976, which lease was assigned by T. Eugene Caldwell to County Line Place, Inc., by instrument dated November 30, 1984; a copy of said lease is attached hereto, marked Exhibit "C" and incorporated by reference.

2. "Skinner" does hereby represent and warrant that he was the owner of the leasehold interests, and individually the holder of all rights, in and to the leases appearing as Exhibits "A", "B" and "C", at the time such were assigned to County Line Place, Inc., and that he had not otherwise assigned, set over, transferred or encumbered his rights therein, and that he is not aware of any claims, demands or actions pending or threatened affecting his leasehold rights or any improvements or fixtures located on the property covered by the said leases.

3. "Skinner" and "County Line Place" do hereby release, and discharge each, the other, from any and all claims, demands, causes or actions under the leases appearing as Exhibits "A", "B" and "C" hereto.

4. The parties hereto agree that the leases appearing as Exhibits "A", "B" and "C" are hereby cancelled, and terminated as of this date, and neither party shall have any liability to the other arising thereunder.

5. As to any past events or occurrences arising under the leases appearing as Exhibits "A", "B" and "C", it is agreed that each party is hereby released and fully and finally discharged from such, and neither party shall make claim or demand against the other arising prior to this date under any of the described leases.

6. The provisions of this Agreement shall inure to, and be binding on, the heirs, assigns and devisees of the parties hereto.

IN WITNESS WHEREOF, we have hereunder set our signatures on this the 24th day of April, 1985.

COUNTY LINE PLACE, INC.

BY: Robert B. Dyess
President

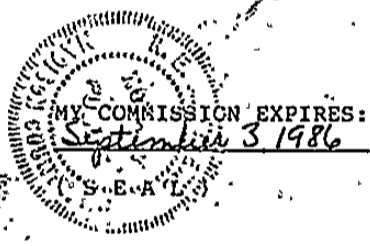
Harold Skinner
HAROLD SKINNER

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named ROBERT B. DYESS, the President of COUNTY LINE PLACE, INC., who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated, he being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 24th day of April, 1985.



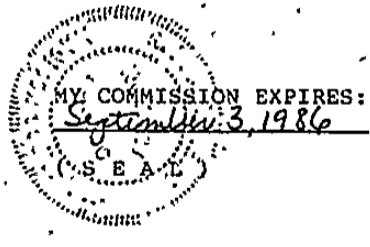
R.E. Matthews
NOTARY PUBLIC

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named HAROLD SKINNER, who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 24th day of April, 1985.



R.E. Matthews
NOTARY PUBLIC

PARTIES:

This Lease Agreement entered into, in duplicate, on this date by and between T. EUGENE CALDWELL, an individual, whose mailing address is 1230 St. Ann Street, Jackson, Mississippi 39202, hereinafter referred to as LESSOR; and HAROLD SKINNER, an individual, whose mailing address is 103 Coachmans Road, Madison, Mississippi 39110, hereinafter referred to as LESSEE, WITNESSETH,

IN CONSIDERATION of the covenants and subject to the conditions herein contained, the parties do hereby mutually contract as follows:

I.

DESCRIPTION OF PREMISES:

Lessor does hereby demise and lease unto Lessee, the land and property situated in the City of Ridgeland, and in Madison County, Mississippi, described as follows, to-wit:

A rectangular tract of land situated in Lot 26 Tougaloo Addition, in Section 36, Twp. 7 N. Rge 1 E, a plat of said Tougaloo Addition being on record in Book AAA at page 148, of the records in the office of the Chancery Clerk of Madison County, Mississippi, said tract of land being described as follows, to-wit:
Commencing at a point on the North right of way line of County Line Road, as said road is now (May 1977) laid out and established, said point being 58.6 feet north of and 72.8 feet west of the Southeast corner of Section 36, T7N, R1E, Madison County, Mississippi; continue thence north 75°10' west and along said north right of way line of County Line Road for a distance of 98 feet to a point; run thence North 01°51' East for a distance of 174 feet to the point of beginning; Continue thence North 01°52' East for a distance of 110 feet to a point; run thence East for a distance of 40 feet to a point; run thence South 01°52' West for a distance of 110 feet to a point; run thence West for a distance of 40 feet to the point of beginning.

It is the intention of the parties that the North boundary line in the foregoing description shall be 10 feet north of the North wall of the existing building, as located this date; and that the East boundary shall be 10 feet east of the East wall, and said East wall extended southerly, of

EXHIBIT "A"

said building as now located, so as to provide access to rear entrance of said building.

Lessor may add additional area to the aforesaid 10 feet east of the wall so as to provide access to rear entrance of the existing building and to the rear entrances of any buildings which may be constructed on land east of the premises hereby leased.

II.

TERM:

The term of this lease shall be for a period of ten (10) years, commencing November 1, 1983 and terminating October 31, 1993, and subject to the conditions set forth in Paragraph III and subsequent paragraphs.

III.

RENT:

Lessee agrees to pay as rent for said premises the sum of \$500.00 per month as base or firm rent, and hereinafter referred to as firm rent, and shall be payable in advance on the first day of each month during the term of this lease and any renewal hereof.

5 days to make payment without default.

PERCENTAGE RENT:

In addition to the aforesaid firm rent Lessee agrees to pay Lessor monthly, an amount equal to two (2%) percent of the gross sales in excess of \$17,500.00 for each month. A report of the gross sales shall be made and the additional percentage rent shall be paid within ten (10) days after the last day of each month during the term of this lease, and within ten (10) days after the last month of this lease; or the last month of any renewal hereof.

In computing the percentage rent the term "gross sales" shall mean and include the actual sales of all merchandise sold on or catered from the leased premises and all merchandise sold using the tax number, account number, or licenses or permits

assigned Lessee on the leased premises; and shall include all revenue received from telephones, pin-ball machines, slot machines, pool tables, musical machines, television, video and electronic games and machines. There is excepted from gross sales Mississippi State Sales Tax and any sale of fixtures or equipment used by Lessee on the leased premises.

Lessee shall use cash registers with tapes or other mechanical devices, to record gross sales, and retain tapes and mechanical records of gross sales. Lessor is to have the privilege of inspecting the recording devices used by Lessee. Lessor shall have the privilege of having audits made of the gross sales covering any period of time. Should it be ascertained that the gross sales were not accurately reported, and that the difference in the gross sales reported and the gross sales actually made result in an additional rent covering any period of time for as much as \$100.00 due by Lessee to Lessor, then and in that event, Lessee shall be required to pay the expenses of the audit and any additional percentages due, with 10% interest per annum. Should the difference in the gross sales reported and the gross sales actually made result in an additional rent covering any period of time for as much as \$200.00, Lessor, may at its option, terminate this Lease.

V.

USE:

The premises are let to Lessee for use as a seafood restaurant and retail seafood market and shall have the right to also sell "steaks and lobster" combinations and chicken, other than barbeque chicken. Nothing is to prevent Lessee from serving slaw, salads, and potatoes with seafood, steak and lobster combinations, and chicken other than barbeque. Lessee shall not engage in or permit the leased premises to be used in any business which is in direct competition in the sale and marketing of food and drinks with other businesses located in Lot 26 Tougaloo Addition aforesaid. As long as the principal use of the premises is for a seafood restaurant and retail seafood market, Lessor will not lease to, promote or engage in any business dealing with seafood and other foods as listed above which will be in competition

with a seafood restaurant and seafood retail market. Lessee may sell beer and alcoholic mixed drinks. Lessor may lease to, promote or engage in businesses selling beer and alcoholic drinks, Lessee shall not conduct a nuisance nor permit a nuisance to be conducted on the premises.

VI.

INSURANCE:

Lessee shall maintain at its expense general hazard for the protection of Lessor's security interest in said building, failure to do so shall constitute a breach of this lease, and liability insurance to protect Lessor from third party claims.

VII.

TAXES:

Lessor shall pay Ad Valorem Taxes on the land. Lessee shall pay Ad Valorem Taxes on the improvements, and all other taxes including special assessments and use or sales tax which may be assessed against this lease, and the inventory and fixtures of Lessee. Lessee agrees to reimburse Lessor for any increase in Ad Valorem Taxes on the land which may occur after December 31, 1984; and also any lease tax that may be placed upon leases at a future date by an act of law.

VIII.

UTILITIES AND UPKEEP:

Lessee shall be responsible for the payment of all utility bills for utilities used on the said demised premises. Lessee further understands and agrees to be responsible for the care and upkeep of the buildings and grounds of the demised premises except Lessor shall be responsible for cutting all grass on the demised premises, which shall be maintained as remainder of shopping area. Should Lessee fail to properly maintain the building and grounds or allow same to become unsanitary, unkempt or generally unattractive, Lessor, at his discretion, may enter upon the premises and have such care and maintenance done as to obviate the fault, and Lessee shall reimburse Lessor his expenses in having such care and maintenance performed.

SIGNS:

Lessee will use only such signs as are flat against the building and compatible with the decor of the premises, and will not allow paper signs and stickers on glass doors and windows. Any outdoor signs before erection shall have Lessor approval.

X.

CONDUCT OF BUSINESS:

Lessee is to operate a seafood restaurant and retail food market, which shall be open for a period of not less than eight hours each day during the term of this lease. The establishment may be closed on holidays, and be open less hours on Sundays, and up to 4 days for death or serious illness in family.

IMPROVEMENTS:

XI.

On the termination of this lease, or any renewal hereof, provided Lessee is not in default in the payment of rent or any other covenant herein, Lessee shall have the privilege, upon giving the Lessor 90 days notice whether or not he is to remove the building, of removing from the premises the improvements thereon within 60 days of the termination of this lease and failure to do so shall result in forfeiture of his interest in and to the building. In the event Lessee forfeits his interest in and to the building on said property by not giving said 90 days notice then Lessor shall have the right to show said building and premises to prospective tenants during the last 90 days of the lease or renewals. If any improvements are removed, all improvements, including concrete slab and footings, shall be removed and the premises left broom clean and compatible with adjacent premises. Should Lessee fail to leave the premises broom clean and compatible with the adjacent premises, the Lessor shall have the right to remove and clean said property and Lessee covenants and agrees to reimburse Lessor for such expenses including attorney fees. The parties may negotiate relative to sale or removal of the improvements. However, any pending negotiation shall not relieve either party from the obligations and duties of this paragraph unless they are complete and the terms thereof have been complied with.

XII.

LIABILITY:

Lessee shall hold and save Lessor free of any liability to Lessee's agents and employees and to third persons, arising out of the use of the premises by Lessee.

XIII.

EMINENT DOMAIN:

In the event of Eminent Domain proceedings by and governmental or public agency vested with such power, this Lease shall not abate. The rights of the parties shall be determined in the Eminent Domain proceedings.

XIV.

DEFAULT IN PAYMENT OF RENT:

In case of default in any of the covenants herein, Lessor may enforce the provisions of this Lease in any manner provided by law and this lease shall be forfeited at Lessor's option if such default continues for a period of ten (10) days after Lessor notifies Lessee of such default and his intention to call the Lease forfeited; such notice to be sent by Lessor by certified or registered mail and thereupon (unless Lessee shall have completely cured or removed said default) this Lease shall cease and come to an end as if that were the day originally fixed herein for the expiration; and Lessor, his agents, or attorney, shall have the right, without further notice, to re-enter and remove all persons or property therefrom without being guilty of trespass or without any prejudice to any remedy for arrears of rent or breach of covenants; or Lessor, his agents or attorney, may resume possession of these premises and re-let the same for the remainder of the term of this Lease at the best rent obtainable for account of Lessee, who shall make good any deficiency. Lessor shall have a lien as security for rent on the goods, wares, and chattels of Lessee which are or may be put on the premises.

XV.

ATTORNEY FEES:

In the event of default by Lessee, in payment of any rental

installment when due, and the same is placed in the hands of an attorney for collection, Lessee agrees to pay a reasonable attorney's fee and all costs and expenses incurred in the collection of the same.

XVI.

BANKRUPTCY:

If the Lessee makes any assignment for the benefit of creditors, if a receiver is appointed for the Lessee, or of their assets, or interest under this lease, and if the appointment of such receiver is not vacated within five (5) days, or if a voluntary petition is filed under the Bankruptcy Act by Lessee or an involuntary petition in Bankruptcy is filed against the Lessee, and said involuntary petition is approved by the Court in which same is filed, then, and in any such event, any of said acts shall, at the option of Lessor, constitute a forfeiture of this Lease Agreement and, under such option of Lessor, this Lease contract shall be terminated and Lessor entitled to immediate possession.

XVII:

ASSIGNMENT
AND SUBLETTING:

Lessee shall not assign or sublease the premises without first obtaining the written consent of Lessor, provided, however, such consent is not to be unreasonable withheld by Lessor in case of a responsible person. Such assignment shall not release Lessee from the terms of this contract.

XVIII.

LESSEE'S RENEWAL
PRIVILEGE:

Lessee is given the privilege of renewing this Lease for an additional five year term, and after that renewal, for an additional three year term. Notice of Lessee's election to renew shall be given in writing to Lessor not less than 90 days before the expiration of this Lease, or of the expiration of the first renewal hereof.

XIX.

SPECIAL PROVISIONS:

(A) Should Lessor or his assigns extend the street, drive-way, and/or parking area north; and should the existing porches or decks on the west side of the building interfere with extending a walkway north or uniform parking spaces, Lessee covenants and agrees to remove said porches or decks when requested by Lessor.

XX.

NOTICES:

Any notices required to be given by one party to the other shall be given in writing by certified mail, postage prepaid, addressed to address of the parties herein first stated. The addresses of the parties herein stated can be changed from time to time by written notices to the other party, as provided herein.

XXI.

SECURITY IN BUILDING:

Lessor herein has sold unto Lessee his undivided interest in and to the building and improvements located on the above described property. Lessee remains indebted unto Lessor in the sum of \$15,000.00 as the balance of the purchase price and for which Lessor has retained a security interest in and to said building. Any default in the payment of the balance of the purchase price as set out above and in accordance with a promissory note executed simultaneous herewith shall put this lease in default and said lease may be terminated in accordance with the terms herein.

XXII.

SHORT FORM OF LEASE:

Lessor agrees that if requested by Lessee, he will execute a short form of lease containing their names, a description of the premises, and the period of term of this lease, and such other matters as Lessee may desire, for the purpose of recordation of the Chancery Clerk's Office of Madison County, Mississippi.

IN WITNESS WHEREOF, the parties hereto have caused the instrument to be executed induplicate on this 28th day of October, 1983.

Eugene Caldwell
T. EUGENE CALDWELL, LESSOR
Harold Skinner
HAROLD SKINNER, LESSEE

STATE OF MISSISSIPPI
COUNTY OF Ithaca

PERSONALLY came and appeared before me, the undersigned authority in and for the County and State, the within named T. EUGENE CALDWELL, LESSOR, who acknowledged that he signed and delivered the above and foregoing Lease Contract on the date and for purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 28th day of October, 1983.
Deloris B. May
NOTARY PUBLIC

My Commission Expires:
July 2, 1985

STATE OF MISSISSIPPI
COUNTY OF Ithaca

PERSONALLY came and appeared before me, the undersigned authority in and for the County and State, the within named HAROLD SKINNER, LESSEE, who acknowledged that he signed and delivered the above and foregoing Lease Contract on the date and for purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 28th day of October, 1983.
Deloris B. May
NOTARY PUBLIC

My Commission Expires:
July 2, 1985

LEASE CONTRACTPARTIES:

This Lease Agreement entered into, in duplicate, on this date by and between T. EUGENE CALDWELL, an individual, whose business address is 1212 Capital Towers Building, Jackson, Mississippi, and whose mailing address is Post Office Box 1704, Jackson, Mississippi 39205, hereinafter referred to as LESSOR: THE RIB RACK, INC., a Mississippi corporation, whose address is 1212 Capital Towers Building, Jackson, Mississippi, hereinafter referred to as LESSEE: and PAUL C. WALTON, whose address is 611-E Hampton Circle, Jackson, Mississippi, and THOMAS J. DUKES, JR., whose address is Apartment 23-B, 5155 Keele Street, Jackson, Mississippi, hereinafter referred to as GUARANTORS: WITNESSETH, that

IN CONSIDERATION of the covenants and subject to the conditions herein contained, the parties do hereby mutually contract as follows:

I.

DESCRIPTION OF PREMISES:

Lessor does hereby demise and lease unto Lessee, the land and property situated in the City of Ridgeland, and in Madison County, Mississippi, described as follows, to-wit:

A rectangular tract or parcel of land situated in Lot 26, Tougaloo Addition, in Section 36, Township 7 North, Range 1 East, a plat of said Tougaloo Addition being of record in Book AAA at Page 148, of the records in the Office of the Chancery Clerk of Madison County, Mississippi, said tract or parcel of land being described as follows:

Commencing at a point marking the intersection of the North right of way line of re-located County Line Road, being a segment of Federal Aid Project No. I-091-2(20), Interstate Highway No. 55, with the West boundary line of the aforesaid Lot 26, Tougaloo Addition, which point is 61.2 feet North

EXHIBIT "B"

of the center line of said re-located County Line Road, and run in an easterly direction, perpendicular to the aforesaid West boundary line of said Lot 26, for a distance of 90 feet to a point; run thence Northerly, parallel with the aforesaid West boundary line for a distance of 30 feet to the point of beginning; continue thence northerly parallel with the aforesaid West boundary line for a distance of 30 feet; run thence westerly, perpendicular to said West boundary line, for a distance of 70 feet to a point; run then Southerly parallel with said West boundary line, for a distance of 30 feet; thence run Easterly for a distance of 70 feet to the point of beginning.

on which premises Lessor shall construct a 1,080 square foot building, ~~with drives and parking areas~~, to be completed May 1, 1977, and substantially in accordance with plans and specification attached hereto as Exhibit "A".

Now
T & E
1977

II.

TERM:

The term of this lease shall be for a period of ten (10) years, commencing May 1, 1977, and terminating April 30, 1987.

III.

RENT:

All rent shall be paid monthly in advance on the 1st day of each month during the term thereof.

Lessee agrees to pay as firm rent for said premises \$ 414.25 per month, during the first five years of this lease. ~~Lessee agrees to pay as firm rent for said premises \$ _____ per month during the last five years of this lease unless on April 1, 1982, the retail cost of living index as determined by the United States Department of Labor has increased ten percentum (10%) or more over the retail cost of living index for April 1, 1977, under which circumstance commencing May 1, 1982, said firm rent shall be increased in proportion to the amount which the cost of living index for April 1, 1982 has increased over the index for April 1, 1977.~~

Now
T & E
1977

Lessee has paid the sum of \$ 207.13 at the time of executing this instrument, the receipt of which is acknowledged by Lessor, and which is to apply on the first month's rent. Should the premises not be ready for occupancy on the 1st day of May, 1977, the rent for the month of May will be decreased in proportions to the number of days the building is not ready for occupancy.

In addition to the aforesaid firm rent Lessee agrees to pay Lessor an amount equal to 3 % of the gross sales in excess of \$ 10,000.00 ^{month} per year. Lessee will make an accounting with Lessor ^{monthly or quarterly at option of Lessor} ~~within 30 days after April 30 of each year,~~ at which time the amount due will be paid.

IV.

USE:

The premises are let to Lessee for use as a retail establishment, selling prepared barbecue and other foods, drinks and related items. Lessee shall not conduct a nuisance nor permit a nuisance to be conducted on the premises.

V.

INSURANCE:

Lessee shall maintain at his expense such hazard insurance on his equipment, fixtures and merchandise as he deems necessary for his protection. Lessor shall provide at his expense such fire, hail and windstorm coverage on the building as he deems necessary for his protection. Lessee agrees and covenants to reimburse Lessor for any increase for any purpose in insurance premiums covering the improvements on the leased premises. This increase shall be determined as any increase over the cost of the premiums for the year beginning in 1977.

VI.

TAXES:

Lessor shall pay all ad valorem taxes on the real property. Lessee shall pay all other taxes including special assessments and use or sales tax assessed against this lease and the inventory and fixtures of Lessee.

VII.

UTILITIES AND
UPKEEP

Lessee shall be responsible for the payment of all utility bills ofr utilities used on the said demised premises. Lessee further understands and agrees to be responsible for the care and upkeep of the grounds of the demised premises.

VIII.

SIGNS:

Lessee will use only such signs as are flat against the building and compatible with the decor of the premises, and will not allow paper signs and stickers on glass doors and windows.

IX.

CONDUCT OF
BUSINESS:

~~Lessee is to operate a retail food establishment which shall be open for a period of not less than ten (10) hours each day during the term of this lease except for Sundays and holidays; and Lessee and Guarantors shall not be interested in any other retail foot establishment as employee, owner or investor, within a radius of six (6) miles from the leased premises.~~

IX.

PERCENTAGE:

In computing the percentage rent, in excess of \$10000.00 ^{month} per year, the term gross sales shall mean the actual sales price of all merchandise sold on the leased premises and all merchandise sold using the tax number, account number, license or permit assigned the lease premises. There is excepted from gross sales Mississippi State Sales Tax and any sale of fixtures or equipment on the leased premises.

Lessee shall use cash registers with tapes or other mechanical devices, to record gross sales. Lessor is to have the privilege, during business hours, to inspect the recording devices

used by Lessee. Lessor shall have the privilege of having audits made of the gross sales on the premises. Should, at any time, it be ascertained by a Certified Public Accountant that the gross sales were not accurately reported, and that the difference in the gross sales reported and the gross sales actually made result in an additional rent for as much as \$ 50.00 due by Lessee to Lessor, then and in that event, Lessee shall be required to pay the expenses of the audit and any additional percentages due.

XI.

ALTERATIONS:

Lessee shall not make or permit to be made any alterations in or additions to the demised premises without the previous written consent of Lessor.

XII.

REPAIRS:

Lessor shall maintain the roof, exterior walls and the paved parking area and exterior plumbing and drains of the demised premises; and Lessee shall maintain the electrical wiring, air conditioning and heating units, windows and doors, and all plumbing located within said demised building. Lessee further covenants and agrees to return the demised premises to the Lessor at the expiration of this lease in as good condition as existed at the commencement of this lease, reasonable wear and tear excepted.

XIII.

IMPROVEMENTS:

It is agreed by and between the parties hereto that all improvements placed in said demised premises which become affixed to the property, shall become and remain a part of the said property and shall not be removed by the Lessees; provided, however, Lessee shall have the right to remove trade fixtures, appliances and other items installed by the Lessee. In the event of such removal, Lessee shall repair any damage caused thereby.

XIV.

LIABILITY:

Lessee shall hold and save Lessor free of any liability to Lessee's agents and employees and to third persons, arising out of the use of the premises by Lessee.

XV.

INSPECTION

Lessor shall have the privilege of going on the premises at any time within reasonable hours for the purpose of inspecting the improvements.

XVI.

DESTRUCTION OF
PREMISES, PARTIAL
OR TOTAL:

Should the improvements on the demised premises or any part thereof be destroyed or damaged by fire or other unavoidable casualty so as to be unfit for occupancy and use contemplated by this lease, the rent shall be reduced proportionately to the available use of the improvements. In the event of total destruction, or destruction in excess of fifty per cent, Lessor shall have a reasonable time within which to restore the premises in the same condition as they were, or may, at his option, within thirty days, give notice that he does not desire to restore the premises, and, in that instance, this contract shall terminate.

XVII.

EMINENT DOMAIN:

In the event of Eminent Domain proceedings by any governmental or public agency vested with such power, this Lease shall not abate. The rights of the parties shall be determined in the Eminent Domain proceedings.

XVIII.

NO PARTNERSHIP
BETWEEN LESSOR
AND LESSEE:

The fact that a part of Lessee's gross sales may be payable as rent hereunder, shall not, nor shall any other provision of this lease, be construed to create a co-partnership or joint venture by or between Lessor and Lessee, or make Lessor in any way responsible for the debts and/or losses of Lessee, and Lessee shall be free to determine and follow his own business and sales policies and practices in the conduct of his business on the demised premises.

XIX.

DEFAULT IN
PAYMENT OF
RENT:

In case of default in any of the covenants herein, Lessor may enforce the provisions of this lease in any manner provided by law and this lease shall be forfeited at Lessor's option if such default continues for a period of ten (10) days after Lessor notifies Lessee of such default and his intention to call the lease forfeited; such notice to be sent by Lessor by certified or registered mail and thereupon (unless Lessee shall have completely cured or removed said default) this Lease shall cease and come to an end as if that were the day originally fixed herein for the expiration; and Lessor, his agents, or attorney, shall have the right, without further notice, to re-enter and remove all persons or property therefrom without being guilty of trespass or without any prejudice to any remedy for arrears of rent or breach of covenants; or Lessor, his agents or attorney, may resume possession of these premises and re-let the same for the remainder of the term of this lease at the best rent obtainable for account of Lessee, who shall make good any deficiency. Lessor shall have a lien as security for rent on the goods, wares, and chattels of Lessee which are or may be put on the premises.

XX.

ATTORNEY FEES:

In the event of default by Lessee, in payment of any rental installment when due, and the same is placed in the hands of an attorney for collection, Lessee agrees to pay a reasonable attorney's fee and all costs and expenses incurred in the collection of the same.

XXI.

BANKRUPTCY:

If the Lessee makes any assignment for the benefit of creditors, if a receiver is appointed for the Lessee, or of their assets, or interest under this lease, and if the appointment of such receiver is not vacated within five (5) days, or if a voluntary petition is filed under the Bankruptcy Act by the Lessee, or if an involuntary petition is filed under the Bankruptcy Act against the Lessee and said involuntary petition is approved by the Court in which same is filed, then, and in any such event, any of said acts shall, at the option of Lessor, constitute a forfeiture of this Lease Agreement and, under such option of Lessor, this lease contract shall be terminated.

XXII.

ASSIGNMENT
AND SUBLETTING:

Lessee shall not assign or sublease the premises without first obtaining the written consent of Lessor, provided, however, such consent is not to be unreasonably withheld by Lessor in case of a responsible person. Such assignment shall not release Lessee from the terms of this contract.

XXIII.

LESSEE'S
RENEWAL
PRIVILEGE:

Lessee is given the privilege of renewing this lease for one (1) additional five (5) year term. Notice of Lessee's election to renew shall be given in writing to Lessor not less

than ninety (90) days before the expiration of this lease.

At the time of renewal, monthly rental shall be increased or decreased based on the retail cost of living index as determined by the United States Department of Labor, as said index of July 1, 1977, compares with the said index on July 1, 1986.

XXIV.

NOTICES:

Any notices required to be given by one party to the other shall be given in writing, postage prepaid, addressed to address of the parties herein first stated. The addresses of the parties herein stated can be changed from time to time by written notice to the other party, as provided herein.

XXV.

GUARANTORS:

The Guarantors are the principal stockholders of Lessee at the time of executing this instrument. Guarantors, individually, join in the execution of this lease contract in order to guarantee personally the performance of the covenants and agreements of Lessee, without which Lessor would not execute this lease. It is further agreed that no change, whether verbal or written, by the parties to this lease contract, other than the period or term of this lease contract, shall be required to be ratified by Guarantors in writing. In other words, before the term of this lease contract can be increased beyond ten (10) years, written ratification thereof must be had by guarantors before same shall be binding on guarantors. All other matters and things, whether herein provided or not, and constituting change or modification of this agreement entered into, verbally or written, and agreed to, verbally or in writing, by Lessor and Lessee, shall be binding on guarantor without formal ratification.

XXVI.

SHORT FORM
OF LEASE:

Lessor agrees that if requested by Lessee, he will execute a short form of lease containing their names, a description of the premises, and the period and term of this lease, and such other matters as Lessee may desire, for the purpose of recordation in the Chancery Clerk's Office of Madison County, Mississippi

IN WITNESS WHEREOF, the parties hereto have caused the foregoing instrument to be executed in triplicate on this 24 day of February, 1977.

Eugene Caldwell
EUGENE CALDWELL, LESSOR

THE RIB RACK, INC.

ATTEST:

BY Thomas J. Dukes, Jr. President
LESSEE

Paul C. Walton
Secretary

Paul C. Walton
PAUL C. WALTON, GUARANTOR

Thomas J. Dukes, Jr.
THOMAS J. DUKES, JR. GUARANTOR

STATE OF MISSISSIPPI
COUNTY OF St. Louis

PERSONALLY came and appeared before me, the undersigned authority in and for said County and State, the within named T. EUGENE CALDWELL, LESSOR, who acknowledged that he signed and delivered the above and foregoing Lease Contract on the date and for

the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this, the 24th day of February, 1977.

James Earl Huff
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Jan. 22, 1979

STATE OF MISSISSIPPI
COUNTY OF _____

This day personally appeared before me the undersigned authority in and for the above named State and County, _____

_____ and _____, personally known by me to be the President and Secretary, respectively, of The Rib Rack, Inc., who acknowledged that as such officers, they executed the above and foregoing Lease Contract on the date and for the purposes therein mentioned; and also appeared PAUL C. WALTON and THOMAS J. DUKES, JR., who, each and severally acknowledged that, as Guarantors, they executed the above and foregoing Lease Contract on the date and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this, the _____ day of February, 1977.

NOTARY PUBLIC

My Commission Expires:

THE RIB RACK, INC.

By: *Thomas Dukes, Jr.* President
LESSEE

ATTEST:

Paul C. Walton
SECRETARY

Paul C. Walton
PAUL C. WALTON, GUARANTOR

Thomas J. Dukes, Jr.
THOMAS J. DUKES, JR. GUARANTOR

ADDENDUM TO LEASE CONTRACT

This Addendum to Lease Contract entered into this date by the parties is hereby made.

At the time of execution the Lease Contract has been changed in the following respects, to-wit:

I. At the end of paragraph I, on page 2 has been changed by striking the words "with drives and parking areas."

II. Paragraph III has been changed to provide that the rent will be \$414.25 during the entire term of the lease, and that the additional rent will be an amount equal to three percent (3%) of the gross sales in excess of \$10,000.00 per month, with Lessee having the option of making accountings and payment monthly or quarterly.


III. Paragraph VI has been changed by striking the words "special assessments" and inserting the words "if any."

IV. Item IX as to conduct of business has been deleted.

V. Item X has been changed to provide that the gross sales would be in excess of \$10,000.00 per month.

VI. Additionally, Lessor covenants with Lessee that he will not lease to or promote any establishment which would be competitive to a fast food barbecue take out service ^{or} operated by Lessee, without Lessee's consent. T.E.C.
D.W.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum at the same time as they have executed the foregoing Lease Contract, on this 24th day of February, 1977.


EUGENE CALDWELL, LESSOR

AMENDMENT TO LEASE
CONTRACT AND ADDENDUM

WHEREAS, the parties hereto entered into a Lease Contract and Addendum thereto on February 24, 1977; and,

WHEREAS, the business appears to be successful, and the Lessee desires more marketing area, and Lessor is willing to provide such additional area. Now Therefore,

IN CONSIDERATION of the sum of \$10.00 paid by Lessee to Lessor, the receipt of which is hereby acknowledged, that certain Lease Contract and Addendum thereto entered into by T. Eugene Caldwell, as Lessor, and The Rib Rack, Inc., as Lessee, and Paul C. Walton and Thomas J. Dukes, Jr., as Guarantors, is hereby amended as follows, to-wit:

Paragraph I, "Description of Premises" is amended by adding at the end of said Paragraph I the description of the additional property, which will read as follows, and also,

A rectangular tract or parcel of land situated in Lot 26, Tougaloo Addition, in Section 36, Township 7 North, Range 1 East, a plat of said Tougaloo Addition being of record in Book AAA at Page 148, of the records in the Office of the Chancery Clerk of Madison County, Mississippi, said tract or parcel of land being described as follows:

Commencing at a point marking the intersection of the North right of way line of re-located County Line Road, being a segment of Federal Aid Project No. I-091-2(20), Interstate Highway No. 55, with the West boundary line of the aforesaid Lot 26, Tougaloo Addition, which point is 61.2 feet North of the center line of said re-located County Line Road, and run in an easterly direction, perpendicular to the aforesaid West boundary line of said Lot 26, for a distance of 90 feet to a point; run thence Northerly, parallel with the aforesaid West boundary line for a distance of 55 feet to the point of beginning; continue thence northerly parallel with the aforesaid West boundary line for a distance of 15 feet; run thence westerly, perpendicular to said West boundary line, for a distance of 70 feet to a point; run then Southerly parallel with said West boundary line, for a distance of 15 feet; thence run Easterly for a distance of 70 feet to the point of beginning.

EXHIBIT "B"

944 D2D

on which premises Lessor shall construct a 1,000 square foot building, to be completed April 15, 1978, and substantially in accordance with plans and specification attached hereto as Exhibit "A":

Paragraph III, "Rent" is amended to provide that beginning April 15, 1978, the firm rent will be \$869.67 per month during the entire term of this lease, and that the additional rent will be an amount equal to three percent (3%) of the gross sales in excess of \$15,000.00 per month and Lessee to make the accountings and the additional payments within 15 days after the last day of each month during this lease, and within 15 days after the last month of the lease.

The firm rent of \$869.67 per month is based on anticipation that paneling of the inside of the new annex will exceed the cost of painting by the sum of \$600.00. Should the difference ~~--- --- the paneling be~~ appreciably less, then the monthly firm rent of \$869.67 will be reduced proportionately.

Should the new annex not be ready for occupancy by April 15, 1978, then the firm rent will remain at \$414.25 until such time as the building is ready for occupancy.

In determining the additional percentage rent-based on 3% of gross sales in excess of \$10,000.00 per month-gross sales will be projected through the remainder of the month of April 1978, but the percentage rent over \$10,000.00 shall apply only to the days in April prior to the time the building is ready for occupancy. As an example: should the average daily gross sales during the first 15 days of April be \$500.00 then the projected monthly gross sales will be \$15,000.00 and additional percentage rent will be \$5,000.00 times 3%, which \$150.00 will be multiplied by 15/30 and be \$75.00 for one-half of April 1978.

It is not anticipated that there will be additional rent for the remainder of April based on 3% of gross sales in excess of \$15,000.00 per month.

Paragraph V of the Addendum and Paragraph X of the Lease Contract is changed so as to provide that percentage rent shall be on gross sales in excess of \$15,000.00 for each month. Paragraph VI of the Addendum is amended by deleting the words "take out" in the third line thereof.

In all other respects said Lease Contract and Addendum thereto dated February 24, 1977, shall remain unchanged.

WITNESS OUR SIGNATURES, this 6th day of March, 1978.

T. Eugene Caldwell
T. EUGENE CALDWELL, Lessor
THE RIB RACK, INC.

BY: Thomas J. Dukes
LESSEE President

ATTEST

Paul C. Walton
Secretary

Paul C. Walton
PAUL C. WALTON GUARANTOR

Thomas J. Dukes
THOMAS J. DUKES, GUARANTOR

BOOK 419 PAGE 182
MEMORANDUM OF LEASE

11/17/76
NO 2:91

WHEREAS, on this date, T. EUGENE CALDWELL, as Lessor, and HAROLD SKINNER, as Lessee, have entered into a Lease Contract; and

WHEREAS, it is the desire of the parties to have recorded among the public records, an abstract of said Lease Contract; Now, Therefore:

IN CONSIDERATION of the premises, and of the sum of \$10.00 paid by Lessee to Lessor, Lessor, T. Eugene Caldwell, does hereby lease unto Lessee, Harold Skinner, the land and property situated in the City of Ridgeland and in Madison County, Mississippi, described as follows, to-wit:

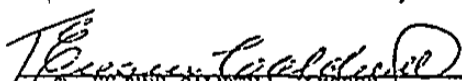
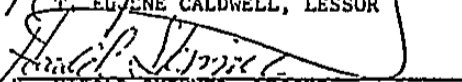
A rectangular tract or parcel of land situated in Lot 26, Tougaloo Addition, in Section 36, Township 7 North, Range 1 East, a plat of said Tougaloo Addition being of record in Book AAA at Page 138, of the records in the Office of the Chancery Clerk of Madison County, Mississippi, said tract or parcel of land being described as follows:

Commencing at a point marking the intersection of the North right of way line of re-located County Line Road, being a segment of Federal Aid Project No. I-091-2(20), Interstate Highway No. 55, with the West boundary line of the aforesaid Lot 26, Tougaloo Addition, which point is 61.2 feet North of the center line of said re-located County Line Road, and run in an easterly direction, perpendicular to the aforesaid West boundary line of said Lot 26, for a distance of 20 feet to the point of beginning; continuing thence Easterly, perpendicular to said West boundary line, for a distance of 70 feet to a point; run thence Northerly, parallel with the aforesaid West boundary line for a distance of 30 feet to a point; run thence Westerly, perpendicular to said West boundary line for a distance of 70 feet to a point; run thence Southerly parallel with said West boundary line for a distance of 30 feet to the point of beginning.

for a period of ten years, commencing July 1, 1976, with the option to renew for two (2) five year terms.

It is agreed by the parties hereto, that this abstract or memorandum of lease shall in no wise alter or amend the Lease Contract entered into by them this date.

WITNESS THE SIGNATURES of the parties, this, the 14 day of May, 1976.


T. EUGENE CALDWELL, LESSOR

HAROLD SKINNER, LESSEE

944-D-2-A

EXHIBIT "C"

STATE OF MISSISSIPPI
COUNTY OF HINDS

BOOK 419 PAGE 183

PERSONALLY came and appeared before me, the undersigned authority in and for the above jurisdiction, the within named T. EUGENE CALDWELL, who acknowledged that he signed and delivered the above and foregoing Memorandum of Lease on the date and for the purposes therein mentioned.

GIVEN under my hand and official seal, on this, the 17th day of May, 1976.

James J. Richardson
NOTARY PUBLIC

My Commission Expires:
My Commission Expires Sept. 10, 1979



STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of said County, certify that the within instrument, was filed for record in my office this 17 day of May, 1976, at 9:00 o'clock A.M., and was duly recorded on the 18 day of May, 1976, Book No. 419 on Page B1 in my office.

Witness my hand and seal of office, this the 18 of May, 1976

BILLY V. COOPER, Clerk

By *Billy V. Cooper*, D. C.

LEASE CONTRACTPARTIES:

This lease agreement entered into, in duplicate, on this date by and between T. EUGENE CALDWELL, an individual, whose business address is 1212 Capital Towers Building, Jackson, Mississippi, and whose mailing address is Post Office Box 1704, Jackson, Mississippi 39205, hereinafter referred to as LESSOR, and HAROLD SKINNER, whose address is 305 Lynnwood Lane, Jackson, Mississippi 39206, hereinafter referred to as LESSEE, WITNESSETH:

IN CONSIDERATION of the covenants and subject to the conditions herein contained, the parties do hereby mutually contract as follows:

DESCRIPTION OF PREMISES:

I.

Lessor does hereby demise and lease unto Lessee, the land and property situated in the City of Ridgeland, and in Madison County, Mississippi, described as follows, to-wit:

A rectangular tract or parcel of land situated in Lot 26, Tougaloo Addition, in Section 36, Township 7 North, Range 1 East, a plat of said Tougaloo Addition being of record in Book AAA at Page 138, of the records in the Office of the Chancery Clerk of Madison County, Mississippi, said tract or parcel of land being described as follows:

Commencing at a point marking the intersection of the North right of way line of re-located County Line Road, being a segment of Federal Aid Project No. I-091-2 (20) Interstate Highway No. 55, with the West boundary line of the aforesaid Lot 26, Tougaloo Addition, which point is 61.2 feet North of the center line of said re-located County Line Road, and run in an Easterly direction, perpendicular to the aforesaid West boundary line of said Lot 26, for a distance of 20 feet to the point of beginning; continuing thence Easterly perpendicular to said West boundary line, for a distance of 70 feet to a point; run thence Northerly, parallel with the aforesaid West boundary line for a distance of 30 feet to a point; run thence Westerly, perpendicular to said West boundary line for a distance of 70 feet to a point; run thence Southerly parallel with said West boundary line for a distance of 30 feet to the point of beginning.

TERM:

II.

The term of this lease shall be for a period of ten years, commencing July 1, 1976, and terminating June 30, 1986.

RENT:

III.

Lessee agrees to pay as rental for said premises, the following: \$200.00 per month, payable in advance on the first day

EXHIBIT "C"

of each month, for the first two (2) years; \$250.00 per month payable monthly in advance on the first day of each month for the third (3rd) year; and \$300.00 per month payable monthly in advance commencing July 1, 1979, and during the remainder of this lease.

USE: IV.

The premises are let to Lessee for use as a retail package liquor store. Within fifteen (15) days after notice to Lessee from the State of Mississippi, or Alcoholic Beverage Commission that he will be granted a license or permit to operate a retail package liquor store, Lessee shall commence construction of a building on the premises, having an area of not less than 800 square feet. Said building to be constructed in accordance with the plans and specifications attached hereto and made a part of this instrument. Construction of the building by Lessee shall be completed on or before August 1, 1976, unless completion thereof be prevented by acts of God or other matters beyond control of Lessee.

The front or East wall of the building shall be not less than ten (10) feet West of the curb. Lessee may construct a shed, roof, or marquis East of the East wall and over the sidewalk area.

ACCESS AND PARKING: V.

Within fifteen (15) days after written notice to Lessor by Lessee that Lessee will be granted a permit or license to operate a retail package liquor store, Lessor shall contract and/or commence construction of the following:

- 1) A gravel entrance and alley from the County Road south of the premises, to and along the West side of the leased premises;
- 2) A hard surfaced thirty (30) foot driveway from the aforesaid County Road to and along the East side of the aforesaid leased premises; and
- 3) A hard surfaced parking area to accomodate not less than seven (7) automobiles at one time.

UTILITIES:

VI.

Lessee shall provide his own utilities. All water, gas, electricity, telephone and sanitary sewerage shall be in the alley west of and adjacent to the leased premises.

Lessee is to construct a sanitary sewer septic tank and drainage field of such size and dimensions as to accomodate three (3) bathrooms, which is to be used until such time as the sanitary sewerage facilities are made available by the City of Ridgeland. Lessor is given the permission to connect not more than two (2) bathrooms or toilet facilities to the sanitary sewerage line to be constructed by Lessee. For this permission, Lessor agrees to reimburse Lessee for one-half (1/2) of the cost involved in construction of the sanitary sewer, septic tank, and drainage field. Reimbursement is to be made by Lessor to Lessee on or before January 1, 1977, or at the time Lessor connects to the sanitary sewer line of Lessee, whichever date comes first.

Lessee shall be responsible for the payment of all utility costs and expenses for utilities used on the leased premises.

DESTRUCTION OF PREMISES:

VII.

Should the improvements on the leased premises, or any part thereof, be damaged or destroyed by fire or other unavoidable casualty, Lessee shall, within a reasonable time, make necessary repairs, or re-construct the improvements in the event of total loss.

During such time as the premises are unavailable for use, but not to exceed three (3) months, the rent, under the terms of this lease, shall abate.

TAXES:

VIII.

Lessee shall pay all taxes on the improvements, and on his personal property and inventory. Lessor shall pay all taxes on the land. Any increase in taxes on the demised premises after the year 1976, shall be born by Lessee, and such additional, or increase in taxes shall be remitted by Lessee unto Lessor at the end of the then calendar year.

REPAIRS:

IX.

Lessee shall maintain and make necessary repairs on the improvements.

MAINTENANCE OF COMMON AREA:

X.

Lessee agrees to contribute his proportionate part in the expense of the maintenance of alleys, driveways, curbs, gutters, parking areas, lighting and other necessary improvements in the common area. Lessee's proportionate part is the ratio which the square foot area covered by this lease bears to the total area leased and served by the aforesaid alley, driveways, curbs, gutters, parking areas and lighting.

ALTERATIONS:

XI.

Lessee shall not make or permit to be made any alterations in or additions to the demised premises without the previous written consent of Lessor.

MAINTENANCE:

XII.

Lessee covenants and agrees to maintain the improvements and leased premises in a neat and orderly fashion, including but not limited to, keeping the grass mowed, flower beds worked, and sidewalk clean.

LIABILITY:

XIII.

Lessee shall hold and save Lessor free of any liability to Lessee's agents and employees and to third persons arising out of the use of the premises by Lessee.

EMINENT DOMAIN:

XIV.

In the event of Eminent Domain proceedings by any governmental or public agency vested with such power, this Lease shall not abate. The rights of the parties shall be determined in the Eminent Domain proceedings.

DEFAULT IN PAYMENT OF RENT:

XV.

In case of default in any of the covenants herein, Lessor may enforce the provisions of this lease in any manner provided by

law and this lease shall be forfeited at Lessor's option if such default continues for a period of ten (10) days after Lessor notifies Lessee of such default and his intention to call the lease forfeited; such notice to be sent by Lessor by certified mail or registered mail and thereupon (unless Lessee shall have completely removed or cured said default) this lease shall cease and come to an end as if that were the day originally fixed herein for the expiration; and Lessor, his agents, or attorney, shall have the right, without further notice, to re-enter and remove all persons or property therefrom without being guilty of any trespass or without any prejudice to any remedy for arrears of rent or breach of covenants; or Lessor, his agents or attorney, may resume possession of these premises and re-let the same for the remainder of the term at the best rent obtainable for account of Lessee, who shall make good any deficiency. Lessor shall have a lien as security for rent on the goods, wares and chattels of Lessee, which are or may be put on the premises.

ATTORNEY FEES: XVI.

In the event of default by Lessee in payment of any rental installment when due, and the same is placed in the hands of an attorney for collection, Lessee agrees to pay a reasonable attorney's fee and all costs and expenses incurred in the collection of the same.

BANKRUPTCY: XVII.

If the Lessee makes any assignment for the benefit of creditors, if a receiver is appointed for the Lessee, or of his assets, or interest under this lease, and if the appointment of such receiver is not vacated within five (5) days, or if a voluntary petition is filed under the Bankruptcy Act by the Lessee, or if an involuntary petition is filed under the Bankruptcy Act against the Lessee and said involuntary petition is approved by the Court in which same is filed, then, and in any such event, any of said acts shall, at the option of Lessor, constitute a forfeiture of this

Lease Agreement and under such option of Lessor, this lease contract shall be terminated.

LESEE'S
RENEWAL
PRIVILEGE:

XVIII.

Lessee is given the privilege of renewing this lease for two (2) additional five (5) year terms. Notice of Lessee's election to renew shall be given in writing to Lessor, not less than ninety (90) days before the expiration of this lease or the first renewal hereof.

At the time of any renewal, monthly rental shall be increased or decreased based upon the retail cost of living index as determined by the United States Department of Labor, as said index of July 1, 1979 compares with the said index of July 1, 1985, such is for the first renewal. For the second renewal, the index of July 1, 1979 shall be compared with the index of July 1, 1990.

ASSIGNMENTS
AND
SUBLETTING:

XIX.

Lessee shall not assign or sublease the premises without first obtaining the written consent of Lessor, provided, however, such consent is not to be unreasonably withheld by Lessor in case of a responsible person. Such assignment shall not release Lessee from the terms of this contract.

CANCELLATION PRIVILEGE:

XX.

Lessee shall have the privilege of terminating this lease at the following times and under the following conditions, to-wit: On December 31, 1979, by giving ninety (90) days written notice thereof to Lessor, and on June 30, 1983, by giving ninety (90) days written notice thereof to Lessor. Should Lessee or Lessee's wife depart this life anytime after June 30, 1979, Lessee's estate or Lessee shall have the option of terminating this lease by giving ninety (90) days written notice thereof. At such time of termination, provided Lessee is not in default in the payment of rent or any other covenant herein, Lessee shall have the privilege

of removing from the premises such improvements he has constructed. If any improvements are removed, all improvements, including concrete slab and footings, shall be removed and the premises left broom clean.

NOTICES: XXI.

Any notices required to be given by one party to the other shall be given in writing, postage prepaid, addressed to the address of the parties hereinfirst stated. The addresses of the parties herein stated can be changed from time to time by written notice to the other party, as provided herein.

INITIAL RENT: XXII.

At the time of execution of this instrument, Lessee has paid unto Lessor the sum of \$200.00, which is the rent for the month of July, 1976. Should the retail package liquor store to be constructed by Lessee not be ready for occupancy on July 1, 1976 Lessee shall only be required to pay rent for the days the building is ready for occupancy during the month of July. The rent for the month of July will be prorated and Lessee given credit therefor against the August, 1976 rent.

CONTINGENCY: XXIII.

It is covenanted and agreed by Lessor that should Lessee fail to secure a license or permit to operate a retail package liquor store from the State of Mississippi, or the Alcoholic Beverage Commission within thirty (30) days from this date, this Lease shall be void and the \$200.00 rent hereby paid under Item XX shall be refunded to Lessee.

SHORT FORM OF LEASE: XXIV.

The parties agree that they will execute a short form of lease containing their names, a description of the premises, and the period and renewal terms of this lease, and such other matters as Lessee may desire, for the purpose of recordation in the Chancery Clerk's Office of Madison County, Mississippi.

IN WITNESS WHEREOF, the parties hereto have caused the foregoing instrument to be executed in duplicate, on this the 14 day of May, 1976.

T. Eugene Caldwell
T. EUGENE CALDWELL, LESSOR
Harold Skinner
HAROLD SKINNER, LESSEE

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for said County and State, the within named T. EUGENE CALDWELL, LESSOR, who acknowledged that he signed and delivered the above and foregoing Lease Contract on the date and for the purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of May, 1976.

Thomas J. Richardson
NOTARY PUBLIC
My Commission Expires: _____
My Commission Expires Sept. 10, 1978

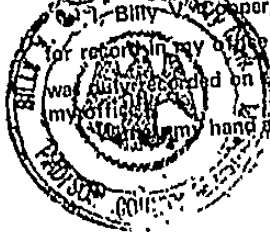
STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for said County and State, the within named HAROLD SKINNER, LESSEE, who acknowledged that he signed and delivered the above and foregoing Lease Contract on the date and for the purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of May, 1976.

Thomas J. Richardson
NOTARY PUBLIC
My Commission Expires: _____
My Commission Expires Sept. 10, 1979

STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 25 day of July, 1985, at 8:30 o'clock A.M. and was duly recorded on the JUL 26 1985 day of JUL 26 1985, 1985, Book No 207 on Page 128. in my office at my hand and seal of office, this the JUL 26 1985 day of JUL 26 1985, 1985.
By N. Wright, D.C.
BILLY V. COOPER, Clerk



WARRANTY DEED

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, the undersigned, GOOD EARTH DEVELOPMENT, INC., a Mississippi corporation, acting by and through its duly authorized officer, does hereby sell, convey and warrant unto WILLIAM R. HILL, the following described land and property lying and being situated in the County of Madison, State of Mississippi, to-wit:

Lot Twenty-Five (25), BOARDWALK SUBDIVISION, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton Mississippi in Plat Cabinet B, Slide 71 thereof, reference to which is here made in aid of and as a part of this description.

THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, rights-of-way, easements and mineral reservations of record.

Ad valorem taxes for the year 1985 are to be prorated between the Grantor and the Grantee herein, as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor herein, this the 23 day of July, 1985.

GOOD EARTH DEVELOPMENT, INC.

BY: Mark S. Jordan, Pres

STATE OF MISSISSIPPI
COUNTY OF HINDS

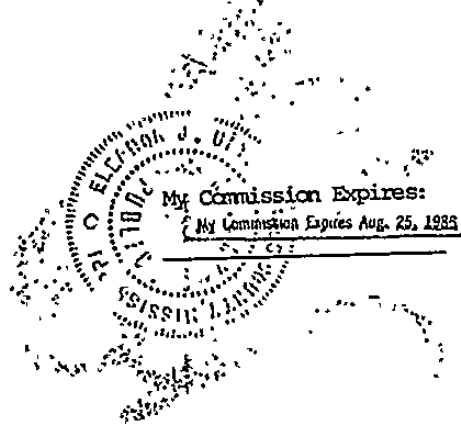
Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Mark S. Jordan who acknowledged to me that he is the President of Good Earth Development, Inc., a Mississippi corporation, and that he, as such President, signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for the

purposes therein stated, as the act and deed of said corporation, he having been first duly authorized so to do.

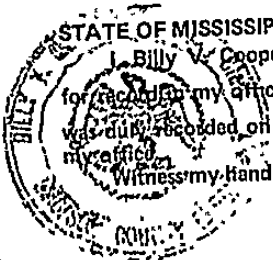
GIVEN under my hand and official seal of office, this the 23 day of July, 1985.

BOOK 207 PAGE 167

Eleanor J. Lupton
NOTARY PUBLIC



STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 23 day of July, 1985, at 9:00 o'clock a M., and was duly recorded on the JUL 26 1985 day of JUL 26 1985, 19....., Book No 207 on Page 166 in my office.
Witness my hand and seal of office, this the of JUL 26 1985, 19.....
BILLY V. COOPER, Clerk
By D. W. Wierit....., D.C.



WARRANTY DEED

BOOK 207 PAGE 168

INDEXED

5961

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES L. HAGAN and MITSIE D. HAGAN, 704 Hayne Avenue, Aiken, North Carolina, 29802, do hereby sell, convey and warrant unto BENNY M. EDMUNDS and DEBORAH E. EDMUNDS, 124 Chinquipin Cove, Jackson, Ms. 39211, as joint tenants with full rights of survivorship, and not as tenants in common, the following described land and property situated in MADISON COUNTY, MISSISSIPPI, to-wit:

Lot 3, GATEWAY NORTH, PART 2, a subdivision according to the map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Ms. as now recorded in Plat Book 5 at Page 44.

Ad valorem taxes for the current year are prorated and assumed by the Grantees herein.

Excepted from the warranty hereof are all restrictive covenants, easements, rights of way and mineral reservations of record affecting said property.

WITNESS our signatures, this the 24th day of July, 1985.

James L. Hagan
James L. Hagan

Mitsie D. Hagan
Mitsie D. Hagan

STATE OF MISSISSIPPI

COUNTY OF HINDS::::

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JAMES L. HAGAN and MITSIE D. HAGAN, who acknowledged to me that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and seal, this the 24th day of July, 1985.

Quinn L. Rankin
Notary public

MY COMMISSION EXPIRES: August 6, 1988

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 25 day of July, 1985, at 9:00 o'clock P.M. and was duly recorded on the 26 day of JUL 26 1985, 1985, Book No. 207 on Page 167 in my office. UUL 26 1985

Witness my hand and seal of office, this the of 19.....

BILLY V. COOPER, Clerk

By *D. Wright* D.C.

WARRANTY DEED

INDEXED

5965

For and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, SONIA LEE B. FOSTER, do hereby convey and warrant unto BARRY J. SAVOIE and JULIA F. SAVOIE, husband and wife, as joint tenants with right of survivorship and not as tenants in common, the following described property lying and being situated in the City of Canton, County of Madison, State of Mississippi, to-wit:

Lot 49, Block A, of Green Acres, a subdivision, as shown by the map or plat thereof on file and of record in Plat Cabinet A, Slide 79, in the office of the Chancery Clerk of Madison County, Mississippi.

This conveyance is made subject to the following, to-wit:

1. Zoning and Subdivision Regulation Ordinances of the City of Canton, Mississippi.
2. Outstanding undivided one-half (1/2) of all oil, gas and other minerals as reserved by prior owner.
3. Restrictive Covenants dated May 1, 1950, filed for record June 8, 1950, recorded in Book 47 at Page 205.
4. Ad valorem taxes for the year 1985 which shall be prorated as of the date of this conveyance.

The property herein conveyed constitutes no part of the homestead of the Grantor.

WITNESS my signature, this the 22nd day of July, 1985.

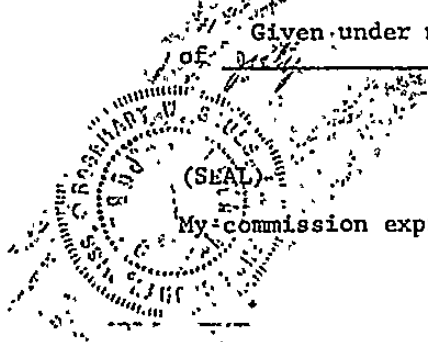
Sonia Lee B. Foster
Sonia Lee B. Foster

STATE OF MISSISSIPPI
COUNTY OF Lauderdale

Personally appeared before me, the undersigned authority in and for the aforementioned jurisdiction, the within named SONIA LEE B. FOSTER who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 22nd day of July, 1985.

Lawrence W. Loubert
Notary Public



My commission expires: May 4, 1986

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 25 day of July, 1985, at 10:00 o'clock a. M., and was duly recorded on the 25 day of July, 1985, Book No. 207 on Page 169 in my office.

Witness my hand and seal of office, this the 26 of July, 1985.

BILLY V. COOPER, Clerk

By B. W. Wright, D.C.

Form 278

BOOK 207 PAGE 170

INDEXED
5942

AUTHORITY TO CANCEL

TO THE CHANCERY CLERK OF..... MADISON..... COUNTY, MISSISSIPPI:

You are hereby authorized and requested to enter satisfaction of and cancel of record a certain
Vendor's Lien in favor of..... T. Eugene Caldwell, as
set forth in Warranty Deed.....

and recorded on page 502 of Book Number 201 of the Record of Deeds of Land
in your office, and note in margin of said deed, this cancellation.

This 12th day of JULY, 19 85

T. Eugene Caldwell
T. EUGENE CALDWELL

STATE OF MISSISSIPPI, HINDS County ss.

Personally appeared before me, a notary
the undersigned authority in and for said county and State, the within named
T. EUGENE CALDWELL



who acknowledged that HE signed and delivered the foregoing instrument on the
day and year therein mentioned, as his act and deed.
Given under my hand and official seal, at office, this 12th day of JULY A.D. 19 85

Nancy A. Howell
NOTARY
10-13-88
MY COMMISSION EXPIRES

STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed
for record in my office this 25 day of July, 19 85, at 8:30 o'clock P.M., and
was duly recorded on the day of JUL 26 1985, 19....., Book No 207 on Page 170 in
my office.
Witness my hand and seal of office, this the of JUL 26 1985, 19.....
BILLY V. COOPER, Clerk
By..... *B. Wright*..... D.C.



See Bk

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, MFC SERVICES (AAL), U.S. Highway 51 North, Post Office Box 500, Madison, Mississippi 39110, acting by and through its duly authorized and empowered officers, does hereby sell, convey and warrant unto KENNETH F. PRITCHARD and GARY LEE HAWKINS, Post Office Box 58, Madison, Mississippi 39110, that certain land and property situated, lying and being in the City of Madison, County of Madison, State of Mississippi and being more particularly described as follows:

A parcel of land containing 2.971 acres, more or less, in the Southwest Quarter of the Southwest Quarter of Section 4, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 4, Township 7 North, Range 2 East, Madison County, Mississippi and run easterly along the South line of Section 4 for a distance of 139.20 feet, more or less, to a point on the West right-of-way line of U.S. Highway 51 as it is now laid out and exists; thence run $N23^{\circ}20'00''E$ along said West right-of-way line for a distance of 20.00 feet to a point, said point being the Point of Beginning of the herein described survey; thence continue $N23^{\circ}20'00''E$ along said West right-of-way line for a distance of 628.01 feet to a point; thence leaving said West right-of-way line run $S88^{\circ}39'52''W$ along a fence line for a distance of 347.12 feet to a point on the East right-of-way line of County Barn Road as it is now laid out and exists; thence continue along said East right-of-way line $S01^{\circ}58'00''W$ for a distance of 506.36 feet to a point; thence leaving said East right-of-way line run $S47^{\circ}44'26''E$ for a chord distance of 35.68 feet to a point on the North right-of-way line of a proposed intersection relocation; thence continue along said North right-of-way line run $S66^{\circ}40'00''E$ for a distance of 97.20 feet to a point on the West of said U.S. Highway 51 and being the Point of Beginning; containing 129,420.013 square feet, more or less.

Grantor, however, expressly reserves unto itself, its successors and assigns, forever, a perpetual easement for the operation, maintenance and repair of the existing sewer line traversing the Northeast corner of the property hereby conveyed and being more particularly described as follows:

A parcel of land located in the Southwest 1/4 of Section 4, Township 7 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows:

Commencing at the Southwest corner of said Section 4, Township 7 North, Range 2 East, Madison County, Mississippi and run Easterly along the South line of Section 4 for a distance of 139.20 feet, more or less, to a point on the West right-of-way line of U.S. Highway 51, as it is now laid out and exists; thence run N23°20'00"E along said West right-of-way line for a distance of 584.49 feet to a point, said point being the Point of Beginning of the herein described survey; thence continue N23°20'00"E along said West right-of-way for a distance of 23.02 feet to a point; thence leaving said West right-of-way run N02°24'26"W for a distance of 18.62 feet to a point in an East-West fence line; thence run S88°39'52"W along said fence line for a distance of 10.00 feet to a point; thence leaving said fence line run S02°24'26"E for a distance of 39.55 feet to a point on the West right-of-way line of said U.S. Highway 51, and being the Point of Beginning, containing 290.821 square feet, more or less.

It is agreed and understood that ad valorem taxes for the current year will be prorated as of this date and Grantor will pay its pro rata share thereof to Grantees or their assigns when the same are actually ascertained.

This conveyance and the warranty contained herein is subject to any and all recorded building restrictions, rights-of-way, easements and mineral reservations applicable to the above described property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor, represented herein by its duly authorized officers, this the 18th day of July, 1985.

MFC SERVICES (AAL)

BY: [Signature]
Its: [Signature]



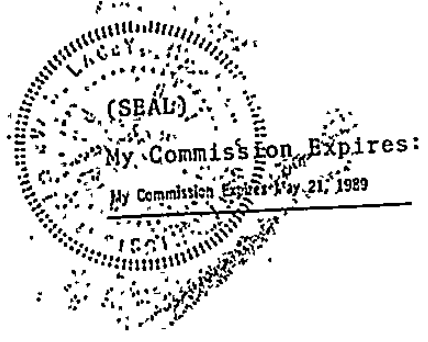
Its: Secretary

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally came and appeared before me, the undersigned Notary Public in and for the State and County aforesaid, J. L. Harpole and Samuel T. Polk, III, personally known to me to respectively be the President and Secretary of MFC Services (AAL), who each acknowledged that for and on behalf of said corporation and as the act and deed of said corporation, they have this day signed and delivered the above and foregoing Warranty Deed for the intent and purposes therein expressed, having been first duly authorized so to do.

GIVEN under my hand and official seal of office, this the 18th day of July, 1985.

Eva. H. Lacey
NOTARY PUBLIC



"BE IT RESOLVED by the Board of Directors of MFC Services (AAL) that subject to the approval of the Jackson Bank for Cooperatives, the officers of MFC, and each and any of them, acting on behalf of MFC, should be and they are hereby authorized and empowered to accept the offer of Ken Pritchard and Lee Hawkins for the purchase of the tract of land, consisting of 2.971 acres, owned by MFC and lying immediately to the south of and adjacent to the south boundary line of the warehouse property owned by the City of Madison and under lease to MFC, at a price of Twenty Thousand and No/100 Dollars (\$20,000.00) per acre, payable in cash, and to execute all documents (including, but not limited to, a Warranty Deed) and do all acts and things necessary or incidental to the full consummation of the purchase and sale."

CERTIFICATE

I, SAMUEL T. POLK, III, Secretary of MFC Services (AAL), hereby certify that the above and foregoing is a full, true and exact excerpt from the minutes of a meeting of the Board of Directors of MFC Services (AAL) duly called and held on May 2, 1985, at which meeting a quorum was in attendance, and I do further certify that the action of management and authorized by the foregoing excerpt from the minutes has not been amended or rescinded and still continues in full force and effect.

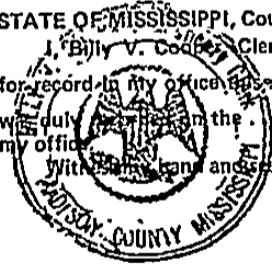
GIVEN under my hand and the seal of said corporation, this the 18th day of July, A.D., 1985.

Samuel T. Polk, III
SAMUEL T. POLK, III, SECRETARY



STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office on the 25th day of July, 1985, at 11:15 o'clock P.M., and was duly returned to me on the 30th day of JUL 30 1985, 1985, Book No. 207 on Page 171 in my office.



JUL 30 1985
BILLY V. COOPER, Clerk
By: [Signature] D.C.

THE STATE OF MISSISSIPPI

County of Madison

IN CONSIDERATION OF Ten Dollars (\$10.00) and more good and valuable considerations, cash in hand paid to the undersigned the sum and Sufficiency which is hereby acknowledged, I Anthony Hawthorne
do hereby agree to bargain and sale

Convey and warrant to Phyllis Hawthorne

Rt# Box 81 a Canton Miss

the land described as:

Commencing at the intersection of the North line of the North 1/2 of SW 1/4 of the SW 1/4 of Sec. 28, T10N, R5E, Madison Co., Ms. and the East ROW line of State Hwy. 17, and run Southerly along said ROW 50 ft. to POB; thence run East 210 ft., thence run South 210 ft., thence run West 210 ft., thence North along said ROW line 210 ft. to the POB, containing one acre, more or less, and situated in the North 1/2 of the SW 1/4 of the SW 1/4 of Sec. 28, T10N, R5E.

situated in the County of Madison, in the State of Mississippi.

Witness signature the day of _____ A. D. 19_____

WITNESS:

Susan McClary
Jacqueline M. Allen

Anthony Hawthorne

THE STATE OF MISSISSIPPI, COUNTY OF Madison
Personally appeared before me, Susan McCarty of the County of
in said State, the within named Anthony Hawthorne
and _____ wife of said _____

_____ who acknowledged that he signed and delivered
the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal at Canton, Madison Co, Mississippi, this
the 25th day of July, A. D., 1985

Susan McCarty
Justice Court Clerk

THE STATE OF MISSISSIPPI, COUNTY OF Madison
Personally appeared Jacqueline M. Coker one of the subscribing
witnesses to the foregoing instrument, who, being first duly sworn, deposes and saith that he saw the within named
Anthony Hawthorne and
_____ wife of said _____

whose name _____ subscribed thereto, sign and deliver the same to the said Anthony Hawthorne
; that he, this affiant, subscribed his name as a witness hereto, in the presence
of the said _____

SWORN TO and subscribed before me at the _____ of Canton Mississippi,
this the 25 day of July, A. D., 1985
Jacqueline M. Coker
of _____ County, Miss.

WARRANTY DEED

Filed for record _____ o'clock _____ M.,
on the _____ day of _____, 19____

Clerk

THE STATE OF MISSISSIPPI,
Madison County.

I, _____ Clerk of the Chancery Court of said county, hereby
certify that the within instrument of writing was filed
in my office for record at 11:50 a.m. on the 25 day of July, A. D., 1985
and that the same was this day recorded in Deed Record
207 on page 175

I witness my hand and official seal, this
25 day of July, A. D., 1985
Phyllis Hawthorne
Clerk

FEEES

Recording _____ words _____ .05
Certificate _____ .50
Total _____

Printed and for sale by
HEIDERMAN BROS., Jackson, Miss.
Form 612



Phyllis Hawthorne
2003 Returns
Apr 392
p1499

INDEXED

BOOK 207 PAGE 177

5972

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) cash in hand paid me and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged I, ELGIE BURRELL, a widow, Grantor, do hereby sell, convey and quitclaim unto IRENE ECKOLS, Grantee, the following described property, lying and being situated in Madison County, Mississippi, to-wit:

Lot 14 of Burrell Subdivision, as are shown on a map or plat of said Subdivision which is of record in the office of the Chancery Clerk of Madison County, Mississippi, in Plat Book 5 at Page 27.

WITNESS MY SIGNATURE on this, the 25 day of

July, 1985.

Elgie Burrell

ELGIE BURRELL, GRANTOR
Route 4, Box 161-B
Canton, Mississippi 39046

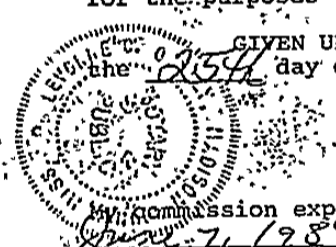
IRENE ECKOLS, GRANTEE
Route 2, Box 296
Canton, MS 39046

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named ELGIE BURRELL, who acknowledged to me that she did sign and deliver the foregoing instrument on the date and for the purposes therein stated

GIVEN UNDER MY HAND and official seal on this the 25th day of July, 1985.



James C. Audley
NOTARY PUBLIC

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 25th day of July, 1985, at 2:00 o'clock P. M., and was filed on the 30th day of JUL 30 1985, 1985, Book No. 207 on Page 177 in my office, this the JUL 30 1985 of 1985.

BILLY V. COOPER, Clerk

By n. Wright, D.C.

C
INDEXED

BOOK 207 PAGE 178

5973

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, M. A. WEHR, Grantor, do hereby convey and forever warrant unto W. LARRY SMITH-VANIZ, Grantee, the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Lot #15 on the East side of North Liberty Street according to map or plat of the City of Canton prepared by Koehler and Keele being also, on the East side of the Public Square, together with the store building situated thereon. This conveyance includes such rights as the grantors may own in the party walls in the buildings on the North and South sides respectively, of the building hereby conveyed.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. City of Canton and County of Madison ad valorem taxes for the year 1985, which are liens, but are not yet due or payable and which shall be prorated as follows:
Grantor: -0-; Grantee: ALL.
2. City of Canton, Mississippi, Zoning Ordinance.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines, and other utilities.
5. An unrecorded Real Estate Lease Purchase Agreement between Ernest A. Kraft and Tim Lawrence providing for the lease of the property for 60 months from and after April 1, 1983, and certain options and rights of first refusal in regard to the purchase of the property.

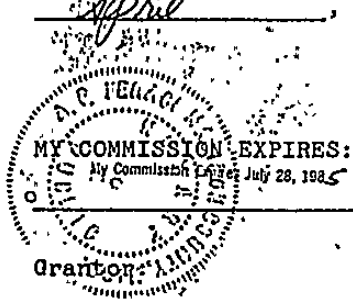
WITNESS MY SIGNATURE on this the 9th day of APRIL, 1985.

M. A. Wehr
M. A. WEHR

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named M. A. WEHR, who stated and acknowledged to me that she did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AN OFFICIAL SEAL, this the 9th day of April, 1985.

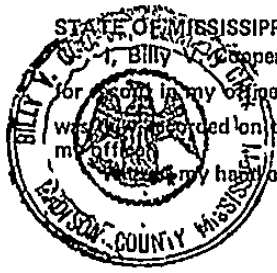


[Signature]
NOTARY PUBLIC

Grantee:
Post Office Box 284
Canton, MS 39046
2790-1

Grantee:
Post Office Box 284
Canton, MS 39046

STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 25 day of July, 1985, at 3:00 clock P M., and was recorded on the 25 day of July, 1985, Book No. 207 on Page 178, in my presence and by my hand and seal of office, this the JUL 30 1985 of 19.....
BILLY V. COOPER, Clerk
By [Signature]....., D.C.



INDEXED

597.

BOOK 207 PAGE 180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, W. LARRY SMITH-VANIZ, Grantor, do hereby convey and forever warrant unto SHELBY B. SMITH, JR., Grantee, the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Lot #15 on the East side of North Liberty Street according to map or plat of the City of Canton prepared by Koehler and Keele being also, on the East side of the Public Square, together with the store building situated thereon. This conveyance includes such rights as the grantors may own in the party walls in the buildings on the North and South sides respectively, of the building hereby conveyed.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. County of Madison ad valorem taxes for the year 1985, which are liens, but are not yet due or payable and which shall be prorated as follows: Grantor: 6 Months ; Grantee: 6 Months .
2. City of Canton, Mississippi Zoning Ordinance.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines, and other utilities.

WITNESS MY SIGNATURE on this the 15th day of July, 1985.


W. LARRY SMITH-VANIZ

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named W. LARRY SMITH-VANIZ, who stated and acknowledged to me that he did sign

and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AN OFFICIAL SEAL, this the 15th day of _____, 1985.



P. P. Peracchi
NOTARY PUBLIC

Grantor:

Grantee:

LSV/sr

STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed
in my office this 25 day of July, 1985, at 3:00 o'clock P. M., and
was duly recorded on the JUL 30 1985 day of JUL 30 1985, 1985, Book No. 207 on Page 180 in
my office at JUL 30 1985 seal of office, this the JUL 30 1985 of 1985, 1985.
BILLY V. COOPER, Clerk
By B. V. Cooper D.C.



C

QUITCLAIM DEED

BOOK 207 PAGE 182

INDEXED
5976

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 which is hereby acknowledged, (I,we) Juanita (Lewis) Shelton, GRANTOR(S), do hereby convey and Quitclaim unto E.W. SPEARS, GRANTEE, all of my (our) right title and interest in and to the following described real property located and being situated in Madison County, Mississippi and being more particularly described as:

Six (6) acres off the South end of SW1/4 NW1/4, and Sixteen (16) off the North end NW1/4 SW1/4, Section 22 Township 8, Range 3 East, consisting of 22 acres more or less.

Witness My (Our) Signature(s) on this the 25th day of July, 1985.

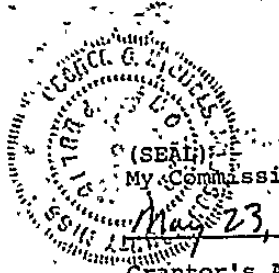
Juanita Lewis Shelton
Juanita (Lewis) Shelton

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction, Juanita (Lewis) Shelton, who acknowledged that she(they) did sign and deliver the foregoing instrument on the date and for the purpose therein stated.

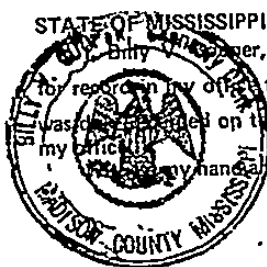
Given Under My Hand and Official Seal of Office, on this the 25th day of July 1985.

George Wickliff
Notary Public



Grantor's Address
Juanita (Lewis) Shelton
1024 Louis Street
Jackson, Ms 39213

Grantee's Address
E.W. Spears
P.O. Box 09225
Chicago, Illinois 60609



STATE OF MISSISSIPPI, County of Madison: I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 25 day of July, 1985, at 3:25 o'clock P. M., and was duly indexed on the JUL 30 1985 day of JUL 30 1985, 1985, Book No. 207 on Page 182. in my office on my hand and seal of office, this the JUL 30 1985 day of JUL 30 1985, 1985.

By B. V. Cooper, D.C.

WARRANTY DEED

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, the undersigned FARM AND FOOD CORPORATION, a Mississippi corporation, Grantor, does hereby sell, convey and warrant unto FARM AND FOOD N.V., a Netherlands Antilles corporation, Grantee, the following described land and property lying and being situated in Madison County, Mississippi and more particularly described as follows, to-wit:

South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 8 North, Range 1 East, containing 20 acres, more or less; and

Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 8 North, Range 1 East, containing 10.0 acres, more or less.

Ad valorem taxes for the current year are hereby assumed by and will be paid by the Grantee.

There is expressly excepted from the warranty hereof any and all easements and zoning ordinances of record pertaining to the above-described property. There is further excepted from the warranty hereof, all oil, gas and other mineral rights previously reserved by prior owners.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this the 3 day of June, 1985.

FARM AND FOOD CORPORATION

By: Peter P. DeBeukelaer
Peter P. DeBeukelaer
President

STATE OF MISSISSIPPI
COUNTY OF Hinds

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, PETER P. DeBEUKELAER, who acknowledged to me that he is the President of FARM AND FOOD CORPORATION, a Mississippi corporation and that as such, he did execute the above and foregoing Warranty Deed for and on behalf of the corporation and as its act and deed, after being first duly authorized so to do, on the date therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 3rd day of June, 1985.

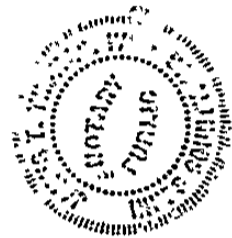
James T. Thomas, IV
Notary Public

My commission expires:

My Commission Expires January 12, 1987

Address of Grantor and Grantee:

P. O. Box 456
Madison, Mississippi 39110



STATE OF MISSISSIPPI; County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 26 day of July, 1985, at 9:00 o'clock AM, and was recorded on the 30 day of July, 1985, Book No. 207 on Page 183. In my presence and seal of office, this the 30 of July, 1985.



BILLY V. COOPER, Clerk

By B. W. [Signature], D.C.

INDEXED

BOOK 207 PAGE 135

5983

WARRANTY DEED

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, the undersigned FARM AND FOOD N.V., a Netherlands Antilles corporation registered to do business in Mississippi, Grantor, does hereby sell, convey and warrant unto FARM AND FOOD CORPORATION, a Mississippi corporation, Grantee, the following described land and property lying and being situated in Madison County, Mississippi and more particularly described as follows, to-wit:

North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 8 North, Range 1 East, containing 20 acres, more or less; and

Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 8 North, Range 1 East, containing 10.0 acres, more or less.

Ad valorem taxes for the current year are hereby assumed by and will be paid by the Grantee.

There is expressly excepted from the warranty hereof any and all easements and zoning ordinances of record pertaining to the above-described property. There is further excepted from the warranty hereof, all oil, gas and other mineral rights previously reserved by prior owners.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this the 3 day of June, 1985.

FARM AND FOOD N.V.
(A Netherlands Antilles corporation)

By: Peter P. DeBeukelaer
Managing Director

STATE OF MISSISSIPPI
COUNTY OF Hinds

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, PETER P. DeBEUKELAER, who acknowledged to me that he is a Managing Director of FARM AND FOOD N.V., a Netherlands Antilles corporation and that as such, he did sign and deliver the above and foregoing Warranty Deed for and on behalf of the corporation and as its act and deed, after being first duly authorized so to do, on the date therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 3rd day of June, 1985.

James T. Thomas, IV
Notary Public

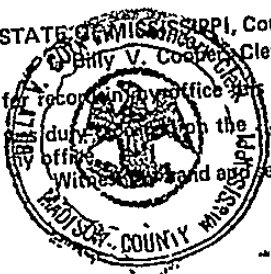
My commission expires:
My Commission Expires January 12, 1987

Address of Grantor and Grantee:

P. O. Box 456
Madison, Mississippi 39110



STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office on the 26 day of July, 1985, at 9:00 o'clock A. M., and my duty on the 26 day of July, 1985, Book No. 207 on Page 185 in the office of the Notary Public seal of office, this the 30 day of July, 1985.



By B. V. Cooper, D.C.

5980
INDEXED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, and for the further consideration of the assumption and agreement to pay as and when due by the Grantee herein, the entire residual balance of that indebtedness which is secured by a Deed of Trust dated December 29, 1978, executed by William C. Light, et ux, Debra Lynn Light, to Deposit Guaranty Mortgage Company, Beneficiary, Book 451 Page 635, assigned February 1, 1979, to Federal National Mortgage Association, Book 452 Page 464, commencing with the installment payment due August 1, 1985, forward, the undersigned, JOHN LEE LYLE and wife, DEBRA CARPENTER LYLE, by these presents, do hereby sell, convey and warrant unto PETER H. WILSON, a single person, the land and property which is situated in Madison County, Ms., described as follows, to-wit:

Lot Twenty-four (24), of Pear Orchard Subdivision, Part Three (3), according to the map thereof which is of record in the Office of the Chancery Clerk of Madison County at Canton, Ms., in Plat Cabinet "A" at Slot 156 (or Plat Book 5 Page 56), reference to which is hereby made.

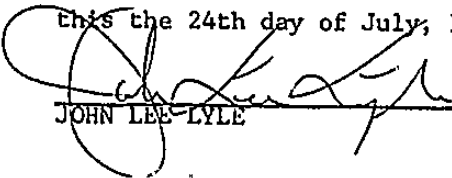
Record title to the subject property is vested in the Grantors by Warranty Deed, dated October 31, 1980, recorded Book 172 Page 204.

This conveyance and its warranty is subject to further title exceptions, to-wit: (a) oil, gas, and mineral rights outstanding; (b) drainage-utility easements across West and Not sides of lot per plat; (c) restrictive covenants Book 404 Page 761, and Book 405 Page 408; (d) release Book 161 Page 504; (e) ad valorem taxes for the present year, prorated this date by estimation, and will be adjusted to actual when ascertained as to amount.

Grantors for the same consideration, sell, assign, and transfer to the Grantee all escrow funds for taxes and insurance, insurance policies, as held by the Beneficiary of the foregoing Deed of Trust for the benefit of the Grantors.

WITNESS the hand and signature of the Grantors hereto affixed

this the 24th day of July, 1985.

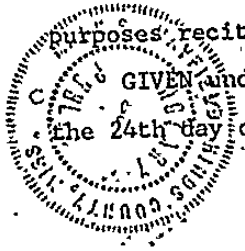

JOHN LEE LYLE


DEBRA CARPENTER LYLE

STATE OF MISSISSIPPI, COUNTY OF HINDS:

Personally came and appeared before me the undersigned authority in and for the jurisdiction aforesaid the within named JOHN LEE LYLE and wife, DEBRA CARPENTER LYLE, who each acknowledged before me that they signed and delivered the foregoing instrument for the purposes recited on the date therein set forth.

GIVEN under my hand and the official seal of my office on this the 24th day of July, 1985.



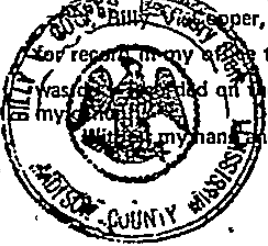
Mark S. McNeill
NOTARY PUBLIC

BOOK 207 PAGE 188

My Comm. Expires: My Commission Expires Aug. 28, 1985

Grantor M/A: John Lee Lyle, et ux, Debra Carpenter Lyle, 711 Lake Harbour Dr., The Mark Apartments, #1246, Ridgeland, Ms. 39157.
Grantee M/A: Peter H. Wilson, 243 Walnut Ridge Drive, Ridgeland, Ms. 39157

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 26 day of July, 1985 at 9:00 o'clock A.M. and was recorded on the JUL 30 1985 day of JUL 30 1985, 1985, Book No. 207 on Page 187. In my presence and seal of office, this the JUL 30 1985 of JUL 30 1985, 1985.

BILLY V. COOPER, Clerk

By N. Wright, D.C.

-WARRANTY DEED-

BOOK 207 PAGE 189

INDEXED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, legal and valuable considerations the receipt of all of which is hereby acknowledged, the undersigned, LLOYD BURTON, INC. of 805 East River Place, Jackson, Mississippi 39202, by these presents, does hereby sell, convey and warrant unto DAVID L. SANDEFUR and wife, JANICE G. SANDEFUR of 282 Chestnut Hill, Ridgeland, Mississippi 39157, as joint tenants with full rights of survivorship and not as tenants in common the land and property which is situated in the county of Madison, State of Mississippi, described as follows, to-wit:

Lot 50, Planter's Grove of Cottonwood Place, Part II, a subdivision according to the map or Plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B at slide 70, reference to which is hereby made.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agree to pay to the Grantees or their assigns any amount which is deficit on an actual proration and likewise, the Grantees agree to pay to the Grantor any amount overpaid by them.

WITNESS THE SIGNATURE of the Grantor, this the 19th day of July, 1985.

LLOYD BURTON, INC.

BY: Lloyd Burton
LLOYD BURTON, PRESIDENT

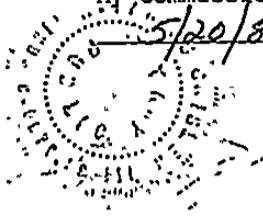
STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me the undersigned authority in and for the aforesaid jurisdiction, the within named Lloyd Burton, personally known to me to be the President of Lloyd Burton, Inc., who as such officer acknowledged to me that he signed, sealed and delivered the above and foregoing instrument for the purposes recited on the date therein set forth, all as and for the act and deed of said corporation, he being first duly authorized so to do.

GIVEN UNDER MY HAND and official seal of office this the 19th day of July, 1985.

H. James Crisler, III
NOTARY PUBLIC

My commission expires:



5/20/89

BOOK 207 PAGE 190

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 26 day of July, 1985, at 9:00 o'clock A.M., and was recorded on the 26 day of July, 1985, Book No. 207 on Page 190. in my office at JUL 30 1985

BILLY V. COOPER, Clerk

By m. Wright, D.C.

WARRANTY DEED

5995

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, we the undersigned, TOMMY E. MONROE and wife, LINDA R. MONROE do hereby sell, convey and warrant unto ROBERT G. WILLIS and wife, SHIRLEY WILLIS as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property lying and being situated in the County of Madison, State of Mississippi, to-wit:

Lot FIFTY-THREE (53) GREENBROOK SUBDIVISION, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Slide B-24, reference to which is hereby made in aid of and as a part of this description.

It is agreed and understood that ad valorem taxes covering the above described property for the year 1985 are to be prorated as of this date on an estimated bases, and when said taxes are actually determined, if the proration as of this date is incorrect, the the Grantors agree to pay to said Grantees any deficit on an actual proration.

This conveyance is made subject to all mineral reservations, easements and restrictive covenants affecting the above described property.

WITNESS THE SIGNATURES of the grantors, this the 22nd day of July, 1985.

Tommy E. Monroe
TOMMY E. MONROE

Linda R. Monroe
LINDA R. MONROE

GRANTORS' ADDRESS
3727 Greenwich St.
Jackson, Ms.

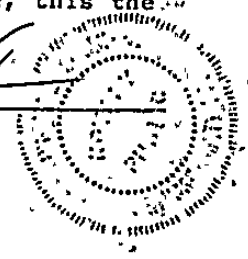
GRANTEES' ADDRESS
139 McCormack Dr.
Ridgeland, Ms.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority,
in and for the jurisdiction aforesaid, the within named TOMMY
E. MONROE, and wife, LINDA R. MONROE, who acknowledged to me
that they signed and delivered the above and foregoing instru-
ment of writing on the day and year therein mentioned.

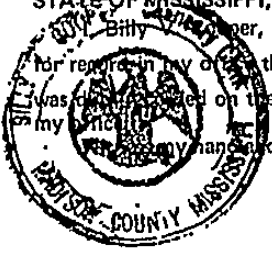
GIVEN UNDER MY HAND and official seal of office, this the
22nd day of July, 1985.

[Signature]
NOTARY PUBLIC



My commission expires:
June 3, 1986

STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed
for record in my office this 26 day of JUL 20 1985, 1985, at 9:00 clock A M. and
was acknowledged on the 26 day of JUL 20 1985, 1985, Book No. 207 on Page 191 in
my presence. Given under my hand and seal of office, this the JUL 30 1985 of 1985, 1985.
BILLY V. COOPER, Clerk
By [Signature], D.C.



QUITCLAIM DEED

INDEXED
5993

WHEREAS, the undersigned Percy Lee McDonald and Jessie McDonald are the present owners of the hereinafter described property; and

WHEREAS, it is the desire of the undersigned that the title to the hereinafter described property be vested as stated hereinafter:

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration not necessary here to mention, the receipt of which is hereby acknowledged, we, PERCY LEE McDONALD and JESSIE McDONALD, do hereby convey and quitclaim that property situated in Madison County, Mississippi, described as:

All of that part of the N $\frac{1}{2}$ of S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 3 lying east of the public road, and the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, all being in Township 7 North, Range 1 East, and containing by estimation forty (40) acres, more or less:

so as to vest title in the following parties in the proportions stated, to-wit:

Samuel Lee McDonald, an undivided 8/40th interest; and
Wedell McDonald Evans, an undivided 1/40th interest; and
Dessie Lee McDonald Johnson, an undivided 1/40th interest; and
Alfred McDonald, an undivided 1/40th interest; and
Earl McDonald, an undivided 1/40th interest; and
Jessie McDonald, an undivided 17/40th interest; and
Percy Lee McDonald, an undivided 11/40th interest.

WITNESS our signatures this 10th day of July, 1985.

Lee
Percy Lee McDonald
Percy Lee McDonald

Jessie McDonald
Jessie McDonald

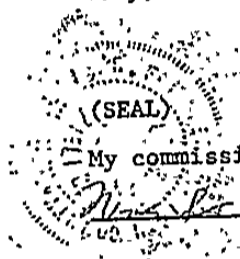
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the aforementioned jurisdiction, the within named PERCY LEE McDONALD who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 26th day of July, 1985.

Elaine R. Faircler
Notary Public

BOOK 207 PAGE 194



My commission expires:

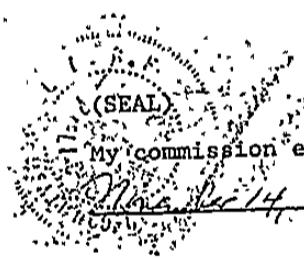
Nov. 14, 1987

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the aforementioned jurisdiction, the within named JESSIE McDONALD who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 26th day of July, 1985.

Elaine R. Faircler
Notary Public

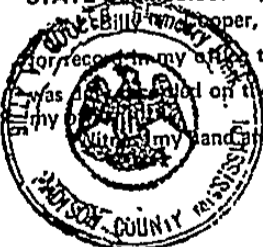


My commission expires:

Nov. 14, 1987

Address of Grantors and of Grantees: Route 1, Box 224
Madison, Mississippi 39110

STATE OF MISSISSIPPI, County of Madison:



I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 26 day of July, 1985 at 9:30 clock A.M. and was filed on the JUL 30 day of 1985, 1985, Book No. 207 on Page 193 in my office and seal of office, this the JUL 30 day of 1985, 1985.

BILLY V. COOPER, Clerk
By M. Wright, D.C.

INDEXED
6500

Pursuant to Judgment of the Chancery Court of Madison County, Mississippi, rendered in Civil Action File No. 27-233, styled James L. Shirley, Plaintiff, versus William J. Steen, Defendant, on the 19th day of July, 1985, confirming a sale made on June 24th, 1985, under authority of Judgment rendered in said Cause on the 23rd day of May, 1985, and the credit of the bid of the grantee herein of Five Thousand (\$5,000.00) Dollars cash against the indebtedness due said grantee by the aforesaid defendant, I, BILLY V. COOPER, CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI, SPECIAL COMMISSIONER, do hereby convey and quitclaim unto JAMES L. SHIRLEY that real estate situated in Madison County, Mississippi, described as:

E½ of NE½ of SE½ of Section 9, Township 10 North, Range 4 East, Madison County, Mississippi, containing 20 acres, more or less.

This conveyance is without warranty and the undersigned conveys only such title as is vested in him as Special Commissioner by proceedings in the aforesaid Cause.

WITNESS my signature, this 22nd day of July, 1985.

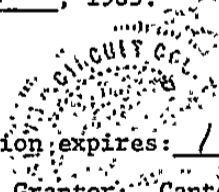
Billy V. Cooper
BILLY V. COOPER, Chancery Clerk
of Madison County, Mississippi,
Special Commissioner

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the aforementioned jurisdiction, the within named BILLY V. COOPER, Chancery Clerk of Madison County, Mississippi, Special Commissioner, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned as his act and deed as Special Commissioner and for the purposes therein expressed.

Given under my hand and official seal this the 26th day of July, 1985.

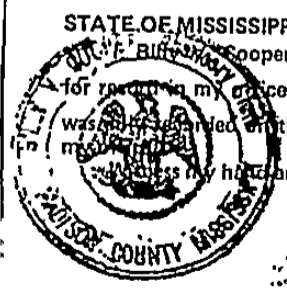
(SEAL)



M. Ferguson, Jr.
Notary Public

My commission expires: 1-4-88

Address of Grantor: Canton, Mississippi 39046
Address of Grantee: 1308 Brookside Drive, Forrest City, Arkansas 72335



STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 26 day of July, 1985, at 10:15 o'clock A.M., and was duly recorded on the 26 day of July, 1985, Book No. 207 on Page 195. in my office at my hand and seal of office, this the JUL 30 1985 of 19.....
BILLY V. COOPER, Clerk
By M. Ferguson, Jr., D.C.

6001

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 (\$10.00) Dollars, cash in hand paid me, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Gene L. Mosley, do hereby sell, convey and quitclaim unto _____ George C. Nichols, all interest in and to the following described property located in the city of Canton, Madison County, Mississippi, to-wit:

Lot 25 on the South side of West Peace Street in the City of Canton, Madison County, Mississippi, according to the map of said City prepared by George & Dunlap.

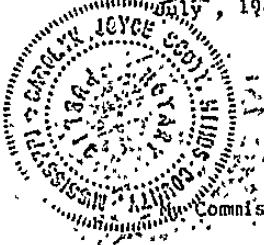
WITNESS my signature hereon this the 26th day of July, 1985.

Gene L. Mosley
Gene L. Mosley

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the above named County and State, Gene L. Mosley, who acknowledged that he did sign and deliver the above and foregoing instrument on the day and year therein set out.

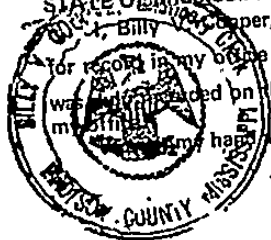
WITNESS my signature and seal of office on this the 26th day of July, 1985.



Joyce Scott
NOTARY PUBLIC

Commission Expires:
My Commission Expires Jan. 21, 1986

STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 26th day of July, 1985, at 12:30 o'clock P. M., and was recorded on the 26th day of July, 1985, Book No. 207 on Page 196 in _____ of _____, 19_____
and seal of office, this the _____ of _____, 19_____
BILLY V. COOPER, Clerk
By D. Wright, D.C.



BOOK 207 PAGE 197
 RELEASE FROM DELINQUENT TAX SALE
 (INDIVIDUAL)
 DELINQUENT TAX SALE
 STATE OF MISSISSIPPI, COUNTY OF MADISON

No 7442
 INDEXED
 Approved Under H.R. 567
 Approved April 2 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Thomas M. Nulty
 the sum of one hundred fifty two and 5/100 DOLLARS (\$ 152.50)
 being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC	TWP	RANGE	ACRES
<u>Lot 25 - 25x100 ft</u>				
<u>W Grace St + Bldg</u>				
<u>Blk 136-515 Blk 151-63-64</u>			<u>Center</u>	
<u>DB 180-16 DB 183-164</u>				

Which said land assessed to Thomas M. Nulty + Ulyssa Moore and sold on the
17 day of Sept 1984 by Bradley Williamson for
 taxes thereon for the year 1983 do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 26 day of
July 1985 Billy V. Cooper, Chancery Clerk.
 By B. V. Cooper D.C.

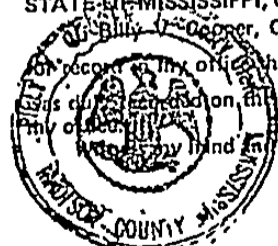
STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 170.06
- (2) Interest \$ 8.90
- (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$ 2.20
- (4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll.
 \$1.00 plus 25cents for each separate described subdivision \$ 1.25
- (5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$ 66.50
- (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$ 25
- (7) Tax Collector -- For each conveyance of lands sold to individuals \$1.00 \$ 1.00
- (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 128.06
- (9) 5% Damages on TAXES ONLY. (See Item 1) \$ 5.50
- (10) 1% Damages per month or fraction on 1983 taxes and costs (Item 8 -- Taxes and costs only) 11 Months \$ 14.09
- (11) Fee for recording redemption 25cents each subdivision \$ 25
- (12) Fee for indexing redemption 15cents for each separate subdivision \$ 15
- (13) Fee for executing release on redemption \$ 1.00
- (14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457) \$
- (15) Fee for issuing Notice to Owner, each \$2.00 \$
- (16) Fee Notice to Lienors @ \$2 50 each \$
- (17) Fee for mailing Notice to Owner \$1 00 \$
- (18) Sheriff's fee for executing Notice on Owner if Resident \$4 00 \$
- TOTAL \$ 149.85
- (19) 1% on Total for Clerk to Redeem \$ 1.49
- (20) GRAND TOTAL TO REDEEM from sale covering 1983 taxes and to pay accrued taxes as shown above \$ 150.34

Excess bid at tax sale \$ 152.50
B Williamson 149.65
Clerk Fee 2.89
Rec Fee 2.00
152.54

Write - Your Invoice
 Pink - Return with your remittance
 Canary - Office Copy

STATE OF MISSISSIPPI, County of Madison:
 I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed
 for record in my office this 26 day of July, 1985, at 12:30 clock P.M., and
 is duly recorded on this 26 day of JULY, 1985, Book No. 207 on Page 197 in
 my office. Witness my hand and seal of office, this the 26 day of JULY, 1985.
 BILLY V. COOPER, Clerk
 By B. V. Cooper D.C.



BOOK 207 PAGE 198

6003

RELEASE FROM DELINQUENT TAX SALE
(INDIVIDUAL)
DELINQUENT TAX SALE
STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED

7443

Redeemed Under H.B. 567
Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Jimmy Johnson
the sum of Twenty-five & 42/100 DOLLARS (\$ 25.42)
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC	TWP	RANGE	ACRES
8.79A in NW 1/4 Sec 1A Vac.				
BK 155-568 Sec 4A	1	7N	1E	

Which said land assessed to Jimmy P. & Virginia H. Johnson and sold on the
19 day of Sept 1983, to George Merritt for
taxes thereon for the year 1982, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 26 day of
July 1985 Billy V. Cooper, Chancery Clerk

(SEAL) By K. Grappin D.C.

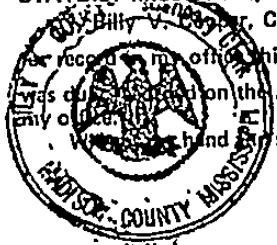
STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 5.12
- (2) Interest \$.41
- (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$.10
- (4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll.
\$1.00 plus 25cents for each separate described subdivision \$ 1.25
- (5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$ 4.50
- (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision Total 25cents each subdivision \$.25
- (7) Tax Collector -- For each conveyance of lands sold to individuals \$1.00 \$ 1.00
- (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 12.63
- (9) 5% Damages on TAXES ONLY. (See Item 1) \$.26
- (10) 1% Damages per month or fraction on 1982 taxes and costs (Item 8 -- Taxes and costs only) 23 Months \$ 2.90
- (11) Fee for recording redemption 25cents each subdivision \$.25
- (12) Fee for indexing redemption 15cents for each separate subdivision \$.15
- (13) Fee for executing release on redemption \$ 1.00
- (14) Fee for Publication (Sec. 27-43 3 as amended by Chapter 375, House Bill No. 457.) \$ 4.00
- (15) Fee for issuing Notice to Owner, each \$2.00 \$ 2.00
- (16) Fee Notice to Lienors @ \$2.50 each \$ 2.00
- (17) Fee for mailing Notice to Owner \$1.00 \$ 2.00
- (18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$ 2.00
- TOTAL \$ 33.19

(19) 1% on Total for Clerk to Redeem \$.33
(20) GRAND TOTAL TO REDEEM from sale covering 1982 taxes and to pay accrued taxes as shown above \$ 33.52

Excess bid at tax sale \$			
<u>George Merritt</u>	<u>15.79</u>	<u>15.79</u>	<u>25.42</u>
<u>Clerk's fee</u>	<u>7.40</u>	<u>7.63</u>	
<u>Per Rel</u>	<u>2.00</u>	<u>2.00</u>	
<u>Admission to Sheriff</u>	<u>2.00</u>	<u>25.42</u>	

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed
for record in my office this 26 day of July, 1985, at 4:00 o'clock P. M., and
was duly recorded on the 30 day of July, 1985, Book No. 207 on Page 198. In
witness whereof, I have hereunto set my hand and seal of office, this the 30 day of July, 1985.

By B. V. Cooper D.C.

RELEASE FROM DELINQUENT TAX SALE
(INDIVIDUAL)
DELINQUENT TAX SALE
STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED

No 7444

Redeemed Under H.B. 587
Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Jimmy Johnson
the sum of Twenty three & 24/100 DOLLARS (\$ 23.24)
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC.	TWP	RANGE	ACRES
8.79 A in NW 1/4 less 1A				
vac. Bk 155-568 less 4A	1	7	1E	

Which said land assessed to Jimmy P. + Virginia H. Johnson and sold on the 17 day of Sept 1984 to Bradley Williamson for taxes thereon for the year 1983, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 26 day of July 1985 Billy V. Cooper, Chancery Clerk.

(SEAL) By J. Grapp D.C.

STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 9.32
- (2) Interest \$.75
- (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$ 19
- (4) Tax Collector Advertising --- Selling each separate described subdivision as set out on assessment roll, \$1.00 plus 25cents for each separate described subdivision \$ 1.25
- (5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$ 4.50
- (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision, Total 25cents each subdivision \$.25
- (7) Tax Collector---For each conveyance of lands sold to individuals \$1.00 \$ 1.00
- (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 17.26
- (9) 5% Damages on TAXES ONLY. (See Item 1) \$.47
- (10) 1% Damages per month or fraction on 1983 taxes and costs (Item 8 --- Taxes and costs only) 11 Months \$ 1.90
- (11) Fee for recording redemption 25cents each subdivision \$.25
- (12) Fee for indexing redemption 15cents for each separate subdivision \$.15
- (13) Fee for executing release on redemption \$ 1.00
- (14) Fee for Publication (Sec. 27-43 3 as amended by Chapter 375, House Bill No. 457.) \$
- (15) Fee for Issuing Notice to Owner, each \$2.00 \$
- (16) Fee Notice to Lienors @ \$2.50 each \$
- (17) Fee for mailing Notice to Owner \$1.00 \$
- (18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$
- TOTAL \$ 21.03
- (19) 1% on Total for Clerk to Redeem \$.21
- (20) GRAND TOTAL TO REDEEM from sale covering 1983 taxes and to pay accrued taxes as shown above \$ 21.24

Excess bid at tax sale \$ 23.24
Bradley Williamson 19.63
Clerk Fee 1.61
Rec Rel 2.00
23.24

STATE OF MISSISSIPPI, County of Madison:
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 26 day of July, 1985, at 4:00 o'clock P. M., and was duly recorded on the 26 day of July, 1985, Book No. 207 on Page 199. In witness whereof, I have hereunto set my hand and seal of office, this the 26 day of July, 1985.
BILLY V. COOPER, Clerk
By B. Wright D.C.

