

BOOK 213 PAGE 01

LIMITED WARRANTY DEED

01803

INDEXED

THIS INDENTURE, made by and between RIDGELAND ASSOCIATES ("Grantor"), a New York limited partnership, having its principal office c/o Cadillac Fairview Shopping Centers (U.S.) Limited, One North Broadway, White Plains, New York 10601, and MERCANTILE PROPERTIES, INC., ("Grantee"), a Delaware corporation, having a mailing address at 500 Rivermont Road, Columbia, South Carolina. 29210;

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, the property more particularly described in Exhibit A annexed hereto and made a part hereof.

TO HAVE AND TO HOLD the Premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever, in fee simple, subject, however, to those matters hereinafter set forth as items 1 through 19.

AND GRANTOR, for itself, its successors and assigns, does warrant and will forever defend the right and title to the Premises unto Grantee, its successors and assigns, against the claims of all persons whomsoever claiming by, through or under Grantor, subject, however, to the following:

1. State of facts shown on the survey prepared and certified by Joe A. Waggoner, Civil Engineer, dated November 10, 1983, and last revised February 29, 1986.
2. Construction, Operation and Reciprocal Easement Agreement, by and among Ridgeland Associates, D.H. Holmes Company, Limited and McRae's, Inc., dated as of March 16, 1983, and recorded in Book 186 at Page 295 of the Records of Madison County, Mississippi.
3. Supplement to Construction, Operation and Reciprocal Easement Agreement, by Ridgeland Associates, dated May 5, 1983, and recorded in Book 187 at Page 269 of the Records of Madison County, Mississippi.
4. First Amendment to Construction, Operation and Reciprocal Easement Agreement, by and among Ridgeland Associates, D.H. Holmes Company, Limited and McRae's, Inc., dated as of September 26, 1983, and recorded in Book 521 at Page 324 of the Records of Madison County, Mississippi.
5. Second Amendment to Construction, Operation and Reciprocal Easement Agreement, by and among Ridgeland Associates, D.H. Holmes Company, Limited, McRae's, Inc., J.C. Penney Company, Inc. and J.C. Penney Properties, Inc., dated

as of November 28, 1983, and recorded in Book 526 at Page 145 of the Records of Madison County, Mississippi.

6. Third Amendment to Construction, Operation and Reciprocal Easement Agreement, by and among Ridgeland Associates, D.H. Holmes Company, Limited, McRae's, Inc., J.C. Penney Company, Inc. and J.C. Penney Properties, Inc., dated as of September 14, 1984, and recorded in Book 200 at Page 641 of the Records of Madison County, Mississippi.

7. Second Supplement to Construction, Operation and Reciprocal Easement Agreement, by and among Ridgeland Associates, D.H. Holmes Company, Limited, McRae's, Inc., J.C. Penney Company, Inc. and J.C. Penney Properties, Inc., dated as of September 14, 1984, and recorded in Book 209 at Page 397 of the Records of Madison County, Mississippi.

8. Fourth Amendment to Construction, Operation and Reciprocal Easement Agreement, by and among Ridgeland Associates, D.H. Holmes Company, Limited, McRae's, Inc., J.C. Penney Company, Inc., J.C. Penney Properties, Inc., Mercantile Properties, Inc. and C.J. Gayfer and Company, Incorporated, dated as of May 22, 1985, and recorded in Book 572 at Page 555 of the Records of Madison County, Mississippi (the Construction, Operation and Reciprocal Easement Agreement, as so supplemented and amended, is hereinafter collectively referred to as the "COREA").

9. Declaration of Covenants, made by Ridgeland Associates, dated as of November 28, 1983 and recorded in Book 526 at Page 173 of the Records of Madison County, Mississippi.

10. Amended and Restated Declaration of Covenants, made by Ridgeland Associates, dated as of September 14, 1984, and recorded in Book 546 at Page 210 of the Records of Madison County, Mississippi.

11. First Supplement to Amended and Restated Declaration of Covenants, made by Ridgeland Associates, dated as of September 14, 1984, and recorded in Book 572 at Page 541 of the Records of Madison County, Mississippi.

12. Second Supplement to Amended and Restated Declaration of Covenants, made by Ridgeland Associates, dated as of May 22, 1985, and recorded in Book 575 of Page 311 of the Records of Madison County, Mississippi.

13. Declaration, made by Ridgeland Associates, D.H. Holmes Company, Limited, McRae's, Inc., J.C. Penney Company, Inc., and J.C. Penney Properties, Inc., dated as of November 28, 1983, and recorded in Book 526 at Page 194 of the Records of Madison County, Mississippi.

14. Amendment to Declaration, made by Ridgeland Associates, D.H. Holmes Company, Limited, McRae's, Inc., J.C. Penney Company, Inc., and J.C. Penney Properties, Inc., dated as of September 14, 1984, and recorded in Book 546 at Page 249 of the Records of Madison County, Mississippi.

15. First Supplement to Declaration, made by Ridgeland Associates, D.H. Holmes Company, Limited, McRae's,

Inc., J.C. Penney Company, Inc., and J.C. Penney Properties, Inc., dated as of September 14, 1984, and recorded in Book 572 at Page 527 of the Records of Madison County, Mississippi.

16. Second Supplement to Declaration, made by Ridgeland Associates, D.H. Holmes Company, Limited, McRae's, Inc., J.C. Penney Company, Inc., J.C. Penney Properties, Inc., Mercantile Properties, Inc., and C.J. Gayfer & Company, Incorporated, dated as of May 22, 1985, and recorded in Book 575 at Page 330 of the Records of Madison County, Mississippi.

17. Declaration of Easements, made by Ridgeland Associates, D.H. Holmes Company, Limited and the City of Ridgeland dated as of September 14, 1984, and recorded in Book 201 at Page 95 of the Records of Madison County, Mississippi.

18. Right-of-Way Instrument, made by Ridgeland Associates, D.H. Holmes Company, Limited, McRae's, Inc., J.C. Penney Company, Inc., and J.C. Penney Properties, Inc. dated as of September 14, 1984, and recorded in Book 200 at Page 679 of the Records of Madison County, Mississippi.

19. Ad valorem taxes for the year 1986, which have been prorated between the parties as of the date hereof and will be paid when due by the Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer, as of this 20th day of February, 1986.

RIDGELAND ASSOCIATES

By: CF Jackson Associates,
General Partner

By: Cadillac Fairview
Shopping Center
Properties
(Mississippi) Inc.,
General Partner

By: 

CFJacksonMercDeed/01
HA/cd -- 02/05/86

22050-50260 Real Estate

BOOK 213 PAGE 04

STATE OF NEW YORK)
COUNTY OF Westchester) ss.:

I HEREBY CERTIFY that on this 26th day of February, 1986, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared David J. Marzotto, to me known to be the person described in and who executed the foregoing instrument as At this President of CADILLAC FAIRVIEW SHOPPING CENTER PROPERTIES (MISSISSIPPI) INC., acting in its capacity as general partner of CF Jackson Associates, a general partnership, acting in its capacity as general partner of Ridgeland Associates, a limited partnership, and he acknowledged before me that he signed, executed and delivered the same as such officer in such capacity on the day and year therein mentioned.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, in the day and year first above written.

Diane C. Marzotto
Notary Public

My Commission expires on DIANE C. MARZOTTO
Notary Public, State of New York
Qualified in Westchester County
Term Expires March 30, 1987

Address of Grantor is:

c/o Cadillac Fairview Shopping Centers (U.S.) Limited
One North Broadway
White Plains, New York, New York 10601



NORTHPARK SHOPPING CENTER
GAYFERS

Commence at the Northeast Corner, as marked by an iron pin, of Lot 6, Block 33, Highland Colony Subdivision, Ridgeland, Madison County, Mississippi, as recorded in Plat Book 1, at Page 6 in the office of the Chancery Clerk of said County and State, and run South 63 degrees 14 minutes 08 seconds West, 53.33 feet to a point on the Southern right-of-way line of a proposed Ring Road and the Point of Beginning of the property herein described:

From the Point of Beginning run counterclockwise along the arc of a circular curve on said Southern right-of-way line, 176.03 feet, said curve having a central angle of 26 degrees 09 minutes 46 seconds and a chord bearing and distance of South 54 degrees 23 minutes 22 seconds East, 174.50 feet; run thence clockwise along a circular curve, 116.54 feet, said curve having a central angle of 33 degrees 28 minutes 15 seconds and a chord bearing and distance of South 50 degrees 44 minutes 08 seconds East, 114.89 feet; run thence South 34 degrees 00 minutes 00 seconds East, 195.11 feet; run thence South 45 degrees 00 minutes 00 seconds West, 195.28 feet; run thence South 45 degrees 00 minutes 00 seconds East, 30.75 feet; run thence South 45 degrees 00 minutes 00 seconds West, 334.68 feet; run thence North 45 degrees 00 minutes 00 seconds West, 137.75 feet; run thence West, 82.61 feet; run thence North 45 degrees 00 minutes 00 seconds West, 290.17 feet; run thence North 45 degrees 00 minutes 00 seconds East, 51.68 feet; run thence clockwise, along a circular curve, 8.21 feet, said curve having a central angle of 31 degrees 21 minutes 33 seconds and a chord bearing and distance of North 60 degrees 40 minutes 47 seconds East, 8.11 feet; run thence counterclockwise, along a circular curve, 38.31 feet, said curve having a central angle of 31 degrees 21 minutes 33 seconds and a chord bearing and distance of North 60 degrees 40 minutes 47 seconds East, 37.84 feet; run thence North 45 degrees 00 minutes 00 seconds East, 19.05 feet; run thence North, 446.98 feet to a point on the aforementioned southern right-of-way of a proposed Ring Road; run thence North 89 degrees 47 minutes 32 seconds East, along said Southern right-of-way, 108.55 feet; run thence clockwise, along a circular curve on said Southern right-of-way, 225.74 feet, said curve having a central angle of 48 degrees 53 minutes 59 seconds and a chord bearing and distance of South 65 degrees 45 minutes 29 seconds East, 218.95 feet, and back to the Point of Beginning, a parcel situated in the Southeast One-Quarter (SE 1/4) of Section 31, Township 7 North, Range 2 East, Ridgeland, Madison County, Mississippi and containing 358,154 square feet or 8.222 acres, more or less.

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 28 day of July, 1986, at 11:50 o'clock A.M., and was duly recorded on the MAR 03 1986 day of March, 1986, Book No. 213 on Page 01 in my hands and seal of office, this the MAR 03 1986 day of March, 1986.

BILLY V. COOPER, Clerk

By *[Signature]* D.C.

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

No 7783

Redeemed Under H.B. 917
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

USA - FNA
the sum of Eighty-eight + 58/100 DOLLARS (\$ 88.58)
being the amount necessary to redeem the following described land in said County and State, to-wit:

| DESCRIPTION OF LAND | SEC. | TWP | RANGE | ACRES |
|---|------|-----|-------|-------|
| Lot 9 Blk BB Magnolia Hts. Pt 4 & Res. Bk 173-11 | 29 | 9 | 16 | |
| | | | | |
| | | | | |
| | | | | |

Which said land assessed to Charles T. & Bonnetta R. Levi and sold on the
17 day of Sept. 1984 to George D. Merritt 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 28 day of
February 1986 Billy V. Cooper, Chancery Clerk. K. Grappin D.C.

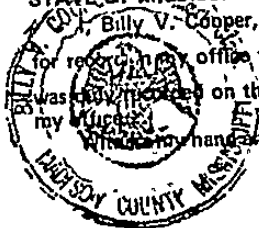
STATEMENT OF TAXES AND CHARGES

| | |
|---|-----------------|
| (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) | \$ <u>56.43</u> |
| (2) Interest | \$ <u>4.51</u> |
| (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) | \$ <u>1.13</u> |
| (4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll. | \$ <u>1.25</u> |
| \$1.00 plus 25cents for each separate described subdivision | \$ <u>4.50</u> |
| (5) Printer's Fee for Advertising each separate subdivision | \$ <u>.25</u> |
| (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision | \$ <u>1.00</u> |
| (7) Tax Collector -- For each conveyance of lands sold to individuals \$1.00 | \$ <u>1.00</u> |
| (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR | \$ <u>2.82</u> |
| (9) 5% Damages on TAXES ONLY. (See Item 1) | \$ <u>12.43</u> |
| (10) 1% Damages per month or fraction on 19 <u>83</u> taxes and costs (Item 8 -- Taxes and costs only) <u>18</u> Months | \$ <u>.25</u> |
| (11) Fee for recording redemption 25cents each subdivision | \$ <u>.15</u> |
| (12) Fee for indexing redemption 15cents for each separate subdivision | \$ <u>1.00</u> |
| (13) Fee for executing release on redemption | \$ <u>0.00</u> |
| (14) Fee for Publication (Sec. 27-43.3 as amended by Chapter 375, House Bill No. 457.) | \$ <u>0.00</u> |
| (15) Fee for issuing Notice to Owner, each | \$ <u>0.00</u> |
| (16) Fee Notice to Lienors @ \$2.50 each | \$ <u>0.00</u> |
| (17) Fee for mailing Notice to Owner | \$ <u>0.00</u> |
| (18) Sheriff's fee for executing Notice on Owner if Resident | \$ <u>0.00</u> |
| TOTAL | \$ <u>85.72</u> |
| (19) 1% on Total for Clerk to Redeem | \$ <u>.86</u> |
| (20) GRAND TOTAL TO REDEEM from sale covering 19 <u>83</u> taxes and to pay accrued taxes as shown above | \$ <u>86.58</u> |
| Excess bid at tax sale \$ | <u>2.00</u> |
| | <u>88.58</u> |

George D. Merritt 84.32
Clerk's Fee 2.26
Rec Rel 2.00
88.58

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 recording in my office this 28 day of February, 1986, at 4:00 o'clock P. M., and
was duly recorded on the 03 day of MAR. 1986, Book No. 213 on Page 06 in
my MISSISSIPPI records.



MAR 03 1986
BILLY V. COOPER, Clerk
By D. Wright, D.C.

BOOK 213, PAGE 07

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

INDEXED No 7784

Redeemed Under H.B. 847
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

USA - FNA
the sum of Two hundred thirty-three + 26/100 DOLLARS (\$ 203.26)
being the amount necessary to redeem the following described land in said County and State, to-wit:

| DESCRIPTION OF LAND | SEC | TWP | RANGE | ACRES |
|----------------------------|-----|-----|-------|-------|
| Lot 9 Blk BB Magnolia | | | | |
| Hta. Pt 4 + Res Blk 173-11 | 29 | 9 | 16 | |
| | | | | |
| | | | | |
| | | | | |

Which said land assessed to Charles T. + Bennetta R. Levi and sold on the
26 day of August 1985 to Bradley Williamson for
taxes thereon for the year 1984, 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 28 day of

February 1986 Billy V. Cooper, Chancery Clerk.
By K. Wright D.C.

STATEMENT OF TAXES AND CHARGES

- | | |
|---|------------------|
| (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) | \$ <u>160.68</u> |
| (2) Interest | \$ <u>8.03</u> |
| (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) | \$ <u>3.21</u> |
| (4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll. | |
| \$1.00 plus 25cents for each separate described subdivision | \$ <u>1.25</u> |
| (5) Printer's Fee for Advertising each separate subdivision | \$ <u>3.00</u> |
| \$1.00 each | \$ <u>.25</u> |
| (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision | \$ <u>1.00</u> |
| (7) Tax Collector -- For each conveyance of lands sold to individuals \$1 00 | \$ <u>177.42</u> |
| (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR | \$ <u>8.03</u> |
| (9) 5% Damages on TAXES ONLY. (See Item 1) | |
| (10) 1% Damages per month or fraction on 19 <u>84</u> taxes and costs (Item 8 -- Taxes and costs only) | \$ <u>12.42</u> |
| <u>7</u> Months | \$ <u>.25</u> |
| (11) Fee for recording redemption 25cents each subdivision | \$ <u>15</u> |
| (12) Fee for indexing redemption 15cents for each separate subdivision | \$ <u>1.00</u> |
| (13) Fee for executing release on redemption | \$ |
| (14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.) | \$ |
| \$2.00 | \$ |
| (15) Fee for Issuing Notice to Owner, each | \$ |
| (16) Fee Notice to Lienors @ \$2.50 each | \$ |
| \$1.00 | \$ |
| (17) Fee for mailing Notice to Owner | \$ |
| \$4 00 | \$ |
| (18) Sheriff's fee for executing Notice on Owner if Resident | \$ |
| TOTAL | \$ <u>199.27</u> |
| (19) 1% on Total for Clerk to Redeem | \$ <u>1.99</u> |
| (20) GRAND TOTAL TO REDEEM from sale covering 19 <u>84</u> taxes and to pay accrued taxes as shown above | \$ <u>201.26</u> |
| Rec Rel | \$ <u>2.00</u> |
| | \$ <u>203.26</u> |

Excess bid at tax sale \$

Bradley Williamson 197.87
Clerk fee 3.39
Rec Rel 2.00
203.26

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 28 day of February, 1986, at 4:00 o'clock P. M., and
was published on the 28 day of MAR, 1986, Book No. 213, on Page 07 in
my office. MAR 03 1986
Witness my hand and seal of office, this the 28 day of February, 1986.

BILLY V. COOPER, Clerk

By J. Wright D.C.

C

BOOK 213 PAGE 08
WARRANTY DEED

1986

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FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Harry D. Owen and wife, Ruthie Owen, 120 Lakeview Court, Jackson, MS 39213, do hereby sell, convey and warrant unto Myrtle B. Strange and Thomas F. Brown, as joint tenants with full rights of survivorship, and not as tenants in common, the land and property situated in Madison County, Mississippi and described as follows:

Lot Seventy-Four (74), Lake Lorman, Part Two (2) according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi in Plat Book 4 at Page 30, reference to which is hereby made.

And also: All right, title and interest in and to those certain easements conveyed to Walter Thomas and wife, Turner N. Thomas, by warranty deed dated September 29, 1966, from Piedmont, Inc. and recorded in Book 103 at Page 409 in the said Chancery Clerk's office.

This conveyance is made subject to all building restrictions, restrictive covenants, easements, rights-of-way and mineral reservations of record pertaining to the above described property.

The Grantees herein hereby assume and agree to pay the ad valorem taxes for the year 1986 and subsequent years.

WITNESS OUR SIGNATURES this the 21st day of February, 1986.

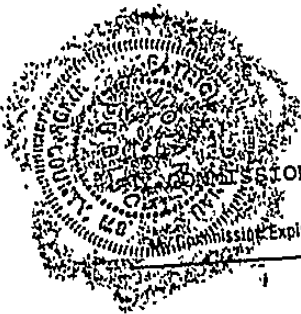

HARRY D. OWEN


RUTHIE OWEN

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Harry D. Owen and Ruthie Owen, who acknowledged to me that they signed and delivered the foregoing warranty deed on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 21st day of February, 1986.



[Signature]
NOTARY PUBLIC

GRANTORS:

Harry D. Owen and
Ruthie Owen
120 Lakeview Court
Jackson, MS 39213

GRANTEES:

Myrtle B. Strange and
Thomas F. Brown
118 Hanging Moss Lane
Jackson, MS 39213

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 28 day of Feb, 1986, at 4:30 clock P. M., and was duly recorded on the 03 day of MAR 1986, Book No. 213, on Page 08. In witness my hand and seal of office, this the 03 day of MAR 1986.
BILLY V. COOPER, Clerk
By *[Signature]* D.C.

WARRANTY DEED

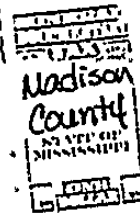
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantors, J. D. RANKIN and JANE B. RANKIN, do hereby sell, convey and warrant unto CANTON BUILDERS, INC., the following described real property lying and being situated in Madison County, Mississippi, to-wit:

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Lot 16, DEERFIELD SUBDIVISION, PHASE II, according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, reference to which is made in aid of and as a part of this description.

AND ALSO

An easement five feet in width evenly off of the East side of Lot 15, Deerfield Subdivision, Phase II for the purpose of construction and maintenance on the West side of the residence to be constructed upon Lot 16 and for the further purpose of permitting the eaves of the residence constructed upon Lot 16 to overhang unto said easement as an encroachment on said Lot 15.



The warranty contained herein is made subject to the following exceptions, to-wit:

1. County of Madison and State of Mississippi ad valorem taxes for the year 1986, which shall be prorated between the parties hereto.
2. Zoning and subdivision ordinance of Madison County, Mississippi.
3. The Grantors reserve all oil, gas and other minerals lying in, on and under the above described property.
4. Those Protective Covenants of record in the office of the Chancery Clerk of Madison County, Mississippi, recorded in Book 562 at Page 151, as amended in Book 567 at Page 380.
5. Grantees herein by their acceptance of this deed agree to join the Deerfield Property Owners Association and abide by the By-Laws of such association. This membership

requirement shall be a covenant running with the land and shall be binding upon the heirs, assigns and successors in interest of the herein named Grantees.

6. Grantees herein, upon the acceptance of this deed, do hereby agree to construct a residence upon the above described lot which shall contain at least 1900 square feet of heated area. This shall be a covenant running with the land and binding upon the heirs, assigns and successors in interest of the Grantees named herein and shall be enforceable in a Court of equity.

7. An easement five-feet in width evenly off the East side of Lot 16 is hereby reserved for the purpose of construction and maintenance of a residence to be constructed upon Lot 17 of said subdivision and to permit the eaves of the residence to be constructed upon Lot 17 to overhang onto said easement as an encroachment on said Lot 16.

8. All easements for utilities as shown by the plat of said subdivision on record in the office of the Chancery Clerk of Madison County, Mississippi.

WITNESS our signatures on this 25th day of February, 1986.

J. D. Rankin
J. D. RANKIN
Jane B. Rankin
JANE B. RANKIN

STATE OF MISSISSIPPI
COUNTY OF Madison

This day personally appeared before me, the undersigned notary public in and for the aforesaid County and State, the within named J. D. RANKIN and JANE B. RANKIN who each acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 25th day of February, 1986.

Mrs. Susan Mahary
Notary Public

My commission expires: May 5, 1986

Grantors: J. D. Rankin & Jane B. Rankin
Rt. 2, Canton, Ms. 39046
Grantees: Canton Builders, Inc.
Hwy. 43 North, 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 3 day of March, 1986, at 9:00 o'clock a M., and was recorded on the MAR 04 1986 day of March, 1986, Book No. 213 on Page 10 in my office.

Witness my hand and seal of office, this the MAR 04 1986 of March, 1986.

BILLY V. COOPER, Clerk

By N. 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 considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned WOODDALE, LTD., a Mississippi Limited Partnership, whose mailing address is P. O. Box 5371, Jackson, MS 39216, does hereby sell, convey and warrant unto TOMMY MAYSON, whose mailing address is 1038 Cherrystone Court, Madison, Mississippi, the following described land and property lying and being situated in Madison County, State of Mississippi, more particularly described as follows, to-wit:

Lot 13, SPRING BROOK FARMS, a subdivision according to a map or plat thereof, which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Cabinet B, Slide 76, reference to which is hereby made in aid of and as a part of this description.

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 grantor agrees to pay to said grantees or their assigns any deficit on an actual proration.

THIS CONVEYANCE is subject to prior reservations by predecessors in title of all oil, gas and other minerals in, on or under the above described property as reserved in instrument recorded in Book 161 at Page 713.

THIS CONVEYANCE is subject to the terms and conditions of those certain Restrictive and Protective Covenants dated March 29, 1985 and filed for record in the office of the Chancery Clerk of Madison County, Mississippi at Book 556 at Page 644.

THIS CONVEYANCE is subject to those certain utility easements affecting subject property as shown on the recorded plat of the aforesaid subdivision.

WITNESS THE SIGNATURE OF THE UNDERSIGNED, this the 24th day of January, 1986.

WOODDALE, LTD.
A Mississippi Limited Partnership

BY: McCOOL, VAN DEVENDER & POOLE
a Mississippi General Partnership, General Partner

By: Grady McCool, Jr.
General Partner

By: William J. Van Devender
General Partner

By: James E. Poole, Jr.
General Partner

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named GRADY McCOOL, JR., WILLIAM J. VAN DEVENDER AND JAMES E. POOLE, JR., personally known to me to be the General Partners of the within named McCOOL, VAN DEVENDER & POOLE, a Mississippi General Partnership, which is the General Partner of the within named WOODDALE, LTD., a Mississippi Limited Partnership, who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned for and on behalf of said General Partnership and as its own act and deed, while acting as the General Partner of the aforesaid WOODDALE, LTD., they having been first duly authorized so to do.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE this the 24th day of January, 1986.

Michael J. Van
NOTARY PUBLIC

My Commission Expires:

My Commission Expires May 23, 1989

WD Lot 13:BLC107

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 3 day of March, 1986, at 9:00 clock A M., and was duly recorded on the 3 day of March, 1986, Book No. 213 on Page 12. in my office.

Witness my hand and seal of office, this the 3 day of March, 1986.

BILLY V. COOPER, Clerk

By B. W. Wright, D.C.

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 J.F.P. & CO., INC., a Mississippi corporation, acting by and through its duly authorized officer, does hereby sell, convey and warrant unto CHARLES STEPHEN PERRY, a single man, the land and property lying and being situated in the County of Madison, State of Mississippi, described as follows, to-wit:

Lot 120, POST OAK-PLACE, Part III-B, a subdivision platted and recorded in Cabinet Slide B-80 in the Chancery Clerk's office of Madison County, Mississippi.

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

It is agreed and understood that taxes for the current year have been prorated as of this date on an estimated basis.

When said taxes are actually determined, if the proration as of this date is incorrect, then Grantor agrees to pay to Grantee or assigns any deficit on an actual proration, and likewise Grantee agrees to pay to Grantor or assigns any amount overpaid by it.

WITNESS THE SIGNATURE of Grantor, this the 28th day of February, 1986.

J.F.P. & CO., INC.

BY:

J. Frank Pucylowski
J. Frank Pucylowski,
President

STATE OF MISSISSIPPI

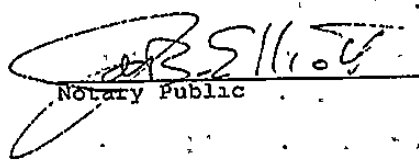
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, J. Frank Pucylowski, President of J.F.P. & Co., Inc., a Mississippi corporation, who

acknowledged that for and on behalf of and by authority of said corporation, he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned for the intent and purpose therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 28th day of February, 1986.

BOOK 213 PAGE 15


Notary Public

My Commission Expires:

My Commission Expires Jan 4, 1987



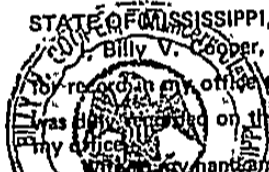
Grantor's Address:

P.O. Box 4
Clinton, MS 39056

Grantee's Address:

620 Water Oak Drive
Madison, MS 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 3 day of March, 1986, at 9:00 clock A. M., and was duly recorded on the MAR 04 1986 day of MAR 04 1986, 1986, Book No. 213 on Page 14 in my office.

Witness my hand and seal of office, this the MAR 04 1986 day of MAR 04 1986, 1986.

BILLY V. COOPER, Clerk

By N. Wright, D.C.

021843 RECORDED

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 and sufficiency of all of which are hereby acknowledged, and for the further consideration of the assumption on the part of Grantees herein of that certain Deed of Trust in favor of Lumbermen's Investment Corporation, dated August 14, 1985, and filed for record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Book 566 at Page 453, the undersigned PHILLIP R. WOMACK and wife, DEBORAH D. WOMACK do hereby sell, convey and warrant unto BILLY LAMAR CRAFT and wife, LEXIE CAROLYN CRAFT, 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 Madison County, Mississippi, to-wit:

Lot 30, WHEATLEY PLACE, Part 3, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B at Slide 37, reference to which is hereby made in aid of and as a part of this description.

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

For the considerations named herein, Grantors do hereby sell, assign and deliver unto Grantees herein all of their right, title and interest in and to any and all escrow funds held by the beneficiary of the above named deed of trust, or its assigns, for the payments of taxes and insurance and all insurance policies covering improvements located on the above described property. Ad valorem taxes for the year 1986 are prorated by assignment of the aforesaid escrows and Grantees assume and agree to pay all ad valorem taxes due after the date of this deed.

WITNESS the signatures of Grantors herein on this 27th day of February, 1986.

Phillip R. Womack
PHILLIP R. WOMACK

Deborah D. Womack
DEBORAH D. WOMACK

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named PHILLIP R. WOMACK and wife, DEBORAH D. WOMACK, who acknowledged to me that they signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

GIVEN under my hand and official seal on this the 27th day of February, 1986.

Carrie C. Bogan
NOTARY PUBLIC

My Commission Expires:

7-1-89

GRANTORS' ADDRESS:

11975 Timberlake Drive
Cincinnati, Ohio 45249

GRANTEES' ADDRESS

148 Wheatley Place
Ridgeland, Mississippi 39157

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 3 day of Feb, 1986, at 9:05 o'clock a M., and was duly recorded on the 3 day of MAR, 1986, Book No. 213 on Page 16 in my office. Witness my hand and seal of office, this the 04 day of MAR, 1986.
BILLY V. COOPER, Clerk
By W. Wright, D.C.

INDEXED

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, KENNETH LEE BROWN, 2171 West 240th Street, Apt. 208, Lomita, Cal. 90717 and JEFFERSON WINFRED BROWN, 154 Lake Harbor Drive, Ridgeland, Ms. 39157 do hereby sell, convey and warrant unto LYNN CHESTER EBERHARDT and JUDITH LYNN EBERHARDT, 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 19 SALEM SQUARE, 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 6 at Page 13.

Ad valorem taxes for the year 1986 are prorated and assumed by the Grantees herein.

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

WITNESS our signatures, this the 24th day of February, 1986.

Kenneth Lee Brown
Kenneth Lee Brown

Jefferson Winfred Brown
Jefferson Winfred Brown

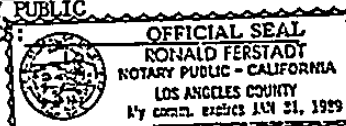
STATE OF CALIFORNIA

COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, KENNETH LEE BROWN, who acknowledged to me that he 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 February, 1986.

Ronald Ferstadt
NOTARY PUBLIC
MY COMMISSION EXPIRES:



STATE OF MISSISSIPPI
COUNTY OF HINDS:::

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JEFFERSON WINFRED BROWN, who acknowledged to me that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

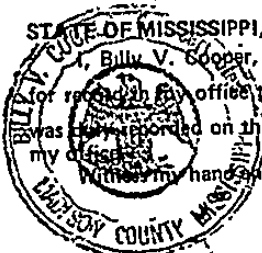
Given under my hand and seal, this the 27th day of February, 1986.

Quincy 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 or recorded in my office this 3 day of March, 1986, at 9:00 o'clock a.M., and was duly recorded on the 3 day of March, 1986, Book No. 213 on Page 18 in my office.



Witness my hand and seal of office, this the 04 day of March, 1986.

BILLY V. COOPER, Clerk

By N. 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 considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned Carroll L. Nichols and wife, Sandra K. Nichols, whose mailing address is P.O. Box 687, Ridgeland, Mississippi, 39157, do hereby sell, convey and warrant unto Steven R. Jacks and wife, Catrinia L. Jacks, as joint tenants with full rights of survivorship and not as tenants in common, whose mailing address is 308 Longmeadow Court North, Ridgeland, Mississippi, 39157, the following described land and property located in Madison County, Mississippi, and being more particularly described as follows, to-wit:

Lot 54, Longmeadow Subdivision, Part Two, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B, Slide 16, reference to which is hereby made in aid of and as a part of this description.

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, the Parties hereto agree to pay on the basis of an actual proration.

THE WARRANTY of this conveyance is made expressly subject to all restrictive covenants, rights of way, easements, and mineral reservations of record affecting the above-described property.

WITNESS THE SIGNATURES OF THE GRANTORS herein this the 28th day of February, 1986.

Carroll L. Nichols
CARROLL L. NICHOLS

Sandra K. Nichols
SANDRA K. NICHOLS

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Carroll L. Nichols and Sandra K. Nichols, who acknowledged to me that they signed and delivered the above and foregoing instrument of writing as their act and deed.

GIVEN under my hand and official seal this the 28th day of February, 1986.

My Commission Expires

6-30-89

[Signature]
NOTARY PUBLIC

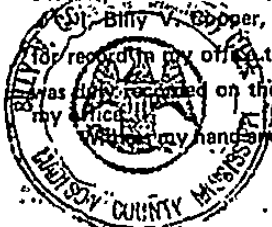
STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 3 day of March, 1986, at 9:00 o'clock, A.M., and was duly recorded on the day of March, 1986, Book No. 213, on Page 19, in my presence.

Witness my hand and seal of office, this the 4 day of March, 1986.

BILLY V. COOPER, Clerk

By N. Wright, D.C.



QUITCLAIM DEED

INDEXED
01864

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, EDWARDS HOMES, INC., a Mississippi corporation, acting by and through its duly authorized officer, does hereby grant, bargain, sell, remise, release and forever quitclaim unto CARROLL L. NICHOLS and SANDRA K. NICHOLS, as joint tenants with the 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 54 LONGMEADOW SUBDIVISION, PART TWO, according to the plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Slide B-16, reference to which is made in aid of and as a part of this description.

witness the signature of the Grantor herein, this the 12th day of February, 1986.

EDWARDS HOMES, INC.

BY: Larry Edwards
Larry Edwards, President

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named LARRY EDWARDS, who acknowledged to me that he is the President of EDWARDS HOMES, 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 first duly authorized so to do.

GIVEN under my hand and official seal of office, this the 12th day of February, 1986.

India L. Crawford
NOTARY PUBLIC

My Commission Expires:
My Commission Expires March 23, 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 3 day of March, 1986, at 900 o'clock a M., and was duly recorded on the 3 day of MAR 04 1986, 1986, Book No 213 on Page 20 in my office. Witness my hand and seal of office, this the 04 day of MAR 04 1986, 1986.

BILLY V. COOPER, Clerk

By [Signature], D.C.

STATE OF MISSISSIPPI
COUNTY OF MADISON

BOOK 213 PAGE 21

01871

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 all of which is hereby acknowledged, the undersigned, H. C. BAILEY CONSTRUCTION COMPANY, a *corp* Mississippi corporation, by and through its authorized officer, does hereby sell and convey unto ANTHONY GIURINTANO the following described land and property situated in Madison County, Mississippi, more particularly described as follows, to-wit:

Lot 3, Stonegate Subdivision, Part 1, 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 at Slot 17 thereof, reference to which map or plat is hereby made in aid of and as a part of this description.

Excepted from the warranty of this conveyance are any and all easements, dedications, rights of way, mineral reservations and mineral conveyances and restrictive covenants of record pertaining to or affecting the herein described property.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee or its assigns any deficit on an actual proration, and likewise the Grantee agrees to pay to the Grantor or its assigns any amount overpaid by it.

WITNESS MY SIGNATURE this the 27th day of February, 1986.

H. C. BAILEY CONSTRUCTION COMPANY

BY: *William A. Frohn*

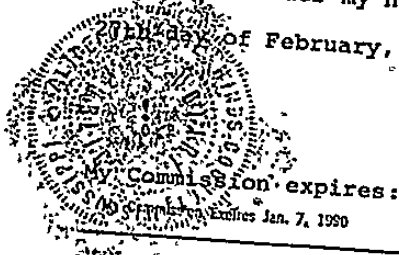
WILLIAM A. FROHN
Executive Vice President

STATE OF MISSISSIPPI
COUNTY OF HINDS

BOOK 213 PAGE 22

THIS DAY personally came and appeared before me, the undersigned Notary Public in and for said county and state, the within named William A. Frohn, who being by me first duly sworn states on oath that he is the duly elected Executive Vice President of H. C. Bailey Construction Company, and who acknowledged to me that for and on behalf of said H. C. Bailey Construction Company, he signed and delivered the above and foregoing instrument on the day and year therein mentioned, he being first duly authorized so to do by said corporation.

GIVEN Under my hand and official seal of office this the 27th day of February, 1986.

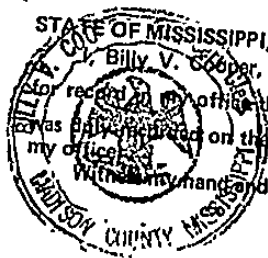


William A. Frohn
NOTARY PUBLIC

Grantor:
162 E. Amite St.
SACKAM, MS. 39205

Grantee:
310 Meadow Creek Place
SACKAM, MS. 39211

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 3 day of March, 1986, at 9:00 o'clock a.m., and was duly recorded on the day of MAR. 04 1986, 1986, Book No. 213, on Page 21 in my office.
Witness my hand and seal of office, this the MAR 04 1986, 1986.
BILLY V. COOPER, Clerk
By *B. V. Cooper*, D.C.



WARRANTY DEED

01873

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, Good Earth Development, Inc., a Mississippi Corporation acting by and through its duly authorized officer, does hereby sell, convey and warrant unto Susan A. Grantham, a single person, the following described land and property lying and being situated in Madison County, State of Mississippi, to-wit:

Lot Eleven (11), BOARDWALK, 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, Slot 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 1986 are to prorated between the Grantor and the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 26th day of February, 1986.

Catherine W. Warriner V.P.
Good Earth Development, Inc., a

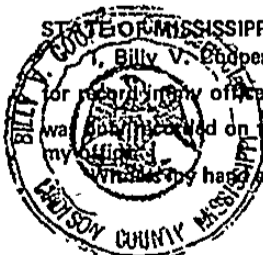
Mississippi Corporation
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Catherine W. Warriner who acknowledged to me that he is the Vice President of Good Earth Development, Inc. a Mississippi Corporation, and that he, as such Vice 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 26th day of February, 1986.



E. L. Cooper
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 3 day of March, 1986, at 9:00 clock A.M. and was duly recorded on the day of March 04 1986, Book No. 213 on Page 23 in my office.

Witness my hand and seal of office, this the 26th day of February, 1986.

BILLY V. COOPER, Clerk

By *[Signature]*, D.C.

-WARRANTY DEED-

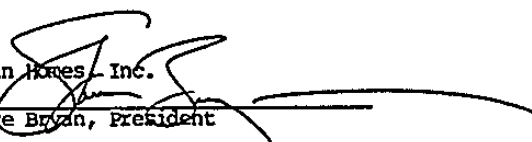
FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, Bryan Homes, Inc. of 855 Pear Orchard, Suite 100, Ridgeland, MS 39157 does hereby sell, convey and warrant unto Gary K. Daves and Andrea N. Daves of 230 Central Street, Ridgeland, MS 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 9, Shady Oaks Subdivision, 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, Mississippi in Plat Cabinet B, at Slide 75, 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 as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to the Grantees or their assigns any amount which is a deficit on an actual proration and likewise, the Grantees agree to pay to the Grantors any amount overpaid by them.

WITNESS THE SIGNATURES of the Grantors, this the 28th day of February, 1986.

Bryan Homes, Inc.
By: 
Steve Bryan, President

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority, in and for the aforesaid jurisdiction, Steve Bryan, personally known to me to be the President of the within named Bryan Homes, Inc. who acknowledged he signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned, as his own act and deed, he having been authorized so to do for and on behalf of said corporation.

GIVEN UNDER MY HAND and official seal of office, on this the 28th day of February, 1986.

My Commission Expires:

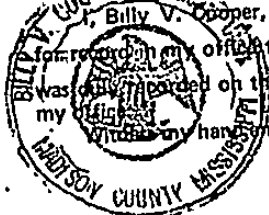
[Signature]
Notary Public, John D. Ainsworth

7/19/86



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 3 day of March, 1986, at 9:00 o'clock A.M., and was filed recorded on the 04 day of MAR, 1986, Book No. 213 on Page 24 in my file hand and seal of office, this the 04 day of MAR, 1986.



BILLY V. COOPER, Clerk
By [Signature], D.C.

01878

SPECIAL 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 of all of which is hereby acknowledged, SAMUEL R. PIERCE, JR., Secretary of Housing and Urban Development, of Washington, D.C., hereby sells, conveys and warrants specially unto Roosevelt Kelly, Jr., a single person, of 209 W. Fulton Street, Canton, MS 39046, the following described real property situated in Madison County, Mississippi to-wit:

The following described parcel of land lying and being situated in the City of Canton, Madison County, Mississippi, being a part of Lot 8 on the West side of South Union St., as shown by the maps of the City of Canton, MS prepared by George & Dunlap in 1898 & by J.H. Stoner in 1961, both of which are on file and of record in the office of the Chancery Clerk of Madison County, MS, & being more particularly described as follows:

Beginning at a point on the south line of West Fulton Street which is one hundred forty feet (140') west of the intersection of said south line with the west line of South Union St. & from said POINT OF BEGINNING run east on the south line of W. Fulton St. for a distance of sixty feet (60') to a point; thence run south parallel to the west line of S. Union St. for a distance of one hundred feet (100'), more or less, to a point on the south line of the aforesaid Lot 8, thence run west on the south line of Lot 8 for a distance of sixty feet (60') to a point; thence run north and parallel to the west line of S. Union St. for a distance of one hundred feet (100'), more or less, to the POINT OF BEGINNING.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record and subject to any state of facts which an accurate survey would show.

TOGETHER WITH all and singular the rights, easements, hereditaments and appurtenances thereunto belonging.

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

THE ABOVE DESCRIBED property is conveyed subject to protective covenants, restrictive covenants, easements, conditions, and limitations, if any, now of record affecting the use or enjoyment of said property, and to the liens of all taxes, special assessments and levies of every kind and nature, if any, for the year 1985, and subsequent years, the payment of which said taxes, special assessments and levies is assumed by the Grantee herein.

IN WITNESS WHEREOF the undersigned on this 14th day of February, 1986,
has set his hand and seal as Chief, Loan Management and Property Disposition
Branch, HUD Area Office, Jackson, Mississippi, for and on behalf of said
Secretary of Housing and Urban Development, under authority and by virtue of
the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D.

WITNESSES:

Patsy Hill
Charlotte H. Simpson

Samuel R. Pierce, Jr.,
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

BY: Thomas C. Smith, Jr.
Thomas C. Smith, Jr., Chief
LM & PD Branch Area Office
HUD Area Office, Jackson, Mississippi

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me, Addie L. Sledge, the undersigned
Notary Public in and for said County, the within named Thomas C. Smith, Jr., who
is personally well known to me to be the person who executed the foregoing instrument
of writing bearing the dated February 14, 1986, by virtue of the authority vested
in him by the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart
D, who acknowledged that he signed and delivered the above and foregoing instrument
on the day and year therein mentioned as Area Office Chief, Loan Management and
Property Disposition Branch for and on behalf of Samuel R. Pierce, Jr., Secretary
of Housing and Urban Development.

GIVEN UNDER MY HAND AND SEAL this the 14th day of February, 1986.

My Commission Expires:
July 1, 1989

Addie L. Sledge
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 3 day of March, 1986, at 7:00 o'clock A. M., and
was acknowledged on the MAR 04 1986 day of 19, Book No. 213 on Page 26 in
my office. Witness my hand and seal of office, this the MAR 04 1986 of 19
BILLY V. COOPER, Clerk
By D. Wright, D.C.

01887

THIS QUIT CLAIM DEED, executed this _____ day of December, 1985, by Moody L. Pritchett and wife, Jean M. Pritchett, Grantors*, to Jonnie Richardson, Grantee.

WITNESSETH: That the said Grantor, 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, does hereby remise, release and quit claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Madison, State of Mississippi, to wit:

A certain parcel of land situated in the S1/2 of Section 21, Township 8 North, Range 2 West, Madison County, Mississippi, containing 8.0 acres, more or less, and being more particularly described as follows: Commence at the Southeast corner of Section 21, and run thence North 2,640.97 feet; thence West, 3,975.0 feet; thence South 00 degrees east, a distance of 1936.14 feet to the point of beginning; continue thence South 00 degrees 14' East, a distance of 671.30 feet; thence North 67 degrees 54' 38" East, a distance of 897.55 feet to a point on the West line of a proposed 60-foot street; thence North 43 degrees 17' 31" West along said West line of said street, a distance of 207.67 feet to the P.C. of a curve to the right in said West line; thence North 31 degrees 34' 06" West, a chord distance of 134.58 feet; thence North 83 degrees 45' 42" West, a distance of 625.24 feet to the point of beginning, LESS AND EXCEPT four (4) acres conveyed to Steve Burgess and wife, Linda Allen Burgess, by Warranty Deed recorded in Book 189, at page 501 in the office of the Chancery Clerk of Madison County, Mississippi, said four acres lying and being situated in Madison County, Mississippi, and being described as follows, to-wit: Commence at the southeast corner of Section 21, Township 8 North, Range 2 West, Madison County, Mississippi, and run thence North, 2,640.97 feet; thence West, 3,975.0 feet; thence South 00 degrees 14' East, 1,936.14 feet to the point of beginning; continue thence South 00 degrees 4' East, 381.30 feet; thence North 76 degrees 28' 41" East, 735.92 feet to a point on a public gravel road; thence North 43 degrees 17' 31" West, 36.57 feet to the P.C. of a curve to the right; thence North 31 degrees 34' 06" West, a chord distance of 134.58 feet; thence North 83 degrees 45' 42" West, a distance of 625.24 feet to the point of beginning, all lying and being situated in the S1/2 of Section 21, Township 8 North, Range 2 West, Madison County, Mississippi, and containing 4.0 acres, more or less.

TO HAVE AND TO HOLD the same together with all and singular the apurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

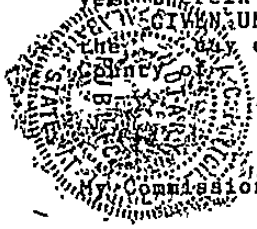
*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor hereunto set Grantor's hand and _____ day and year first above written.



Moody L. Pritchett
Moody L. Pritchett
Jean M. Pritchett
Jean M. Pritchett

ON THIS the 26 day of February 1986, personally appeared before me, the undersigned authority in and for said County and State, the within named Moody L. Pritchett and wife, Jean M. Pritchett who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

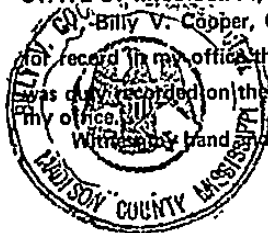


GIVEN UNDER my hand and official seal of office, this the 26 day of December, 1985, in the City of Sweetwater, State of

Barbara Pritchett
NOTARY PUBLIC

My Commission Expires: 1/1/1991

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 3 day of March, 1986, at 4:10 o'clock P. M., and was duly recorded on the 213 day of MAR 04 1986, 1986, Book No. 213 on Page 28 in my office.

Witness my hand and seal of office, this the 04 day of MAR 04 1986, 1986.

BILLY V. COOPER, Clerk

By M. Wright, D.C.

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

Meeks, Clarence Jr.
the sum of Sixteen & 50/100 DOLLARS (\$ 16.50)
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 60x95 ft 1/5 of Main St</u> | <u>17</u> | <u>9</u> | <u>3E</u> | |
| <u>W 1/2 SW 1/4</u> | | | | |
| | | | | |
| | | | | |
| | | | | |

Which said land assessed to Meeks, Clarence Jr. 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 3rd day of

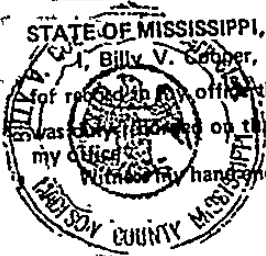
March 1986 Billy V. Cooper, Chancery Clerk
(SEAL) By M. Wright D.C.

STATEMENT OF TAXES AND CHARGES

| | |
|--|----------------|
| (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) | \$ <u>349</u> |
| (2) Interest | \$ <u>28</u> |
| (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) | \$ <u>07</u> |
| (4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll. | |
| \$1.00 plus 25cents for each separate described subdivision | \$ <u>125</u> |
| Printer's Fee for Advertising each separate subdivision \$1.00 each | \$ <u>430</u> |
| (5) Clerk's Fee for recording 10cents and Indexing 15cents each subdivision. Total 25cents each subdivision | \$ <u>25</u> |
| (6) Tax Collector -- For each conveyance of lands sold to individuals \$1.00 | \$ <u>100</u> |
| (7) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR | \$ <u>1084</u> |
| (8) 5% Damages on TAXES ONLY. (See Item 1) | \$ <u>17</u> |
| (9) 1% Damages per month or fraction on 19 <u>83</u> taxes and costs (Item 8 -- Taxes and costs only <u>18 mos</u> Months) | \$ <u>195</u> |
| (10) Fee for recording redemption 25cents each subdivision | \$ <u>25</u> |
| (11) Fee for indexing redemption 15cents for each separate subdivision | \$ <u>15</u> |
| (12) Fee for executing release on redemption | \$ <u>100</u> |
| (13) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.) | \$ <u>-</u> |
| (14) Fee for issuing Notice to Owner, each \$2.00 | \$ <u>-</u> |
| (15) Fee Notice to Lienors @ \$2.50 each | \$ <u>-</u> |
| (16) Fee for mailing Notice to Owner \$1.00 | \$ <u>-</u> |
| (17) Sheriff's fee for executing Notice on Owner if Resident \$4.00 | \$ <u>-</u> |
| (18) TOTAL | \$ <u>1436</u> |
| (19) 1% on Total for Clerk to Redeem | \$ <u>14</u> |
| (20) GRAND TOTAL TO REDEEM from sale covering 19 <u>83</u> taxes and to pay accrued taxes as shown above | \$ <u>1450</u> |
| | <u>200</u> |
| | <u>16.50</u> |

Excess bid at tax sale \$ ✓

Bradley Williamson - \$ 12.94
Cherry 1.54
Rec. Fee 2.00
16.50



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 3rd day of March, 1986, at 4:45 o'clock P. M., and
was duly recorded on the 3rd day of March, 1986, Book No. 213, on Page 30. In
my office, and seal of office, this the 3rd day of March, 1986.

MAR 04 1986
BILLY V. COOPER, Clerk
By M. Wright D.C.

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

No 7786

Redeemed Under H.R. 597
Approved April 2, 1932

01892

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

Mark Clarence Jr
the sum of Twenty One 00/100 cents DOLLARS (\$ 21.00)
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 60x95 1/2 1/3 of Main St</u> | <u>17</u> | <u>9</u> | <u>3 E</u> | |
| <u>W 1/2 SW 1/4 DB-000</u> | | | | |
| | | | | |
| | | | | |
| | | | | |

Which said land assessed to Mark Clarence Jr and sold on the
26 day of August 1985, to Bradley Williamson for
taxes thereon for the year 1984, 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 3rd day of
March 1986 Billy V. Cooper, Chancery Clerk

By Mark Clarence Jr D.C.

STATEMENT OF TAXES AND CHARGES

| | |
|--|-----------------|
| (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) | \$ <u>9.65</u> |
| (2) Interest | \$ <u>48</u> |
| (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) | \$ <u>19</u> |
| (4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll. \$1.00 plus 25cents for each separate described subdivision | \$ <u>125</u> |
| (5) Printer's Fee for Advertising each separate subdivision \$1.00 each | \$ <u>300</u> |
| (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision | \$ <u>25</u> |
| (7) Tax Collector -- For each conveyance of lands sold to individuals \$1.00 | \$ <u>100</u> |
| (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR | \$ <u>1582</u> |
| (9) 5% Damages on TAXES ONLY. (See Item 1) | \$ <u>48</u> |
| (10) 1% Damages per month or fraction on 19 <u>84</u> taxes and costs (Item 8 -- Taxes and costs only <u>7mos</u> Months) | \$ <u>111</u> |
| (11) Fee for recording redemption 25cents each subdivision | \$ <u>25</u> |
| (12) Fee for indexing redemption 15cents for each separate subdivision | \$ <u>15</u> |
| (13) Fee for executing release on redemption | \$ <u>100</u> |
| (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 | \$ <u>18.81</u> |
| (19) 1% on Total for Clerk to Redeem | \$ <u>19</u> |
| (20) GRAND TOTAL TO REDEEM from sale covering 19 <u>84</u> taxes and to pay accrued taxes as shown above | \$ <u>19.00</u> |
| | \$ <u>2.00</u> |
| | \$ <u>21.00</u> |

Excess bid at tax sale \$ ✓

Bradley Williamson = \$ 17.41

Mark - 1.59
Rec Fee - 2.00
21.00

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 3rd day of March, 1986, at 4:45 o'clock P. M., and
was duly recorded on the MAR 04 1986 day of 19, Book No. 213 on Page 31 in
my office.
Witness my hand and seal of office, this the MAR 04 1986 day of 19,
BILLY V. COOPER, Clerk
By M. Wright D.C.

STIPULATION OF INTEREST, CORRECTION
OF DESCRIPTIONS AND CONVEYANCE

KNOW ALL MEN BY THESE PRESENTS that the undersigned, JOE P. TUBB, W. L. POLK, JERCO, INC., EILEEN G. HUNT AND CHARLES G. GATES, own and claim among themselves, in the proportions hereinafter shown, title to the surface and a 1/4 interest in all oil, gas and minerals in, on and under the following described lands lying in Madison County, Mississippi, to-wit:

A parcel of land fronting 1,348.4 feet on the East side of a county public road, containing 96.3 acres, more or less, and being 16.3 acres, more or less, in the Southeast Quarter of the Southeast Quarter of Section 25, Township 8 North, Range 2 East, and 80 acres, more or less, in the South Half of the Southwest Quarter of Section 30, Township 8 North, Range 3 East, all in Madison County, Mississippi, and being more particularly described as follows:

Beginning at a point on the East right-of-way line of a county public road, said point of beginning being 1,684.4 feet West of the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Section 30, Township 8 North, Range 3 East, and run East for 3,004.4 feet to a point; thence South for 1,325.8 feet to a point on the South line of said Section 30; thence North 89 degrees 45 minutes West along the South line of said Section 30 and its extension for 3,280 feet to a point on the East right-of-way line of said county public road, thence Northeasterly along the curve of said East right-of-way line for 633.9 feet to a right-of-way marker; thence Northwesterly for 5 feet to a right-of-way marker; thence Northeasterly along said East right-of-way line for 714.5 feet to the point of beginning;

Said lands being the same lands described in that certain Warranty Deed dated October 8, 1973 from J & W Builders, Inc. and W. L.

W. L. Polk

Polk to J & W Builders, Inc., W. L. Polk, and Joe P. Tubb, of record in Book 132 at Page 906 in the office of the chancery Clerk of Madison County, Mississippi; and

WHEREAS, the undersigned owners have executed among themselves certain conveyances of said land, described by date, grantor, grantee, book and page wherein they are of record in the office of the Chancery Clerk of Madison County, Mississippi, as follows:

| <u>DATE</u> | <u>GRANTOR(S)</u> | <u>GRANTEE(S)</u> | <u>BOOK-PAGE</u> |
|-------------|--------------------|--------------------|------------------|
| 07/12/82 | W. L. Polk, et al. | Jerco, Inc. | 182-726 |
| 07/12/82 | Jerco, Inc. | W. L. Polk, et al. | 182-728 |
| 12/01/82 | Jerco, Inc. | Charles G. Gates | 184-536 |
| 06/25/84 | W. L. Polk, et al. | Charles G. Gates | 198-10 |
| 06/25/84 | W. L. Polk, et al. | Eileen G. Hunt | 198-12 |

AND, WHEREAS certain of the conveyances shown above contain description errors, ambiguous mineral reservations, and do not reflect the true intentions of the undersigned concerning their ownership in the above described land,

AND, WHEREAS the undersigned desire by this instrument to correct said description errors and mineral reservations and to convey hereby, each unto the other, any and all interest in said land necessary to vest title in accordance with the true intentions of the parties;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, W. L. POLK, JOE P. TUBB, JERCO, INC., EILEEN G. HUNT AND CHARLES G. GATES, do hereby sell, convey and specially warrant unto W. L. POLK, JOE P. TUBB, JERCO, INC., EILEEN G. HUNT AND CHARLES G. GATES, in the proportions stipulated below, the following described land lying in Madison County, Mississippi, and we do hereby stipulate and declare our ownership in

W. L. Polk

said land to be as follows:

TRACT 1

A parcel of land fronting 429 feet on the East side of a county public road, containing 32.1 acres, more or less, and being 6.22 acres, more or less, in the Southeast Quarter of the Southeast Quarter of Section 25, Township 8 North, Range 2 East, and 25.88 acres, more or less, in the South Half of the Southwest Quarter of Section 30, Township 8 North, Range 3 East, all in Madison County, Mississippi and more particularly described as follows:

Beginning at a point on the East right-of-way line of a county public road, said point being North 89 degrees, 45 minutes, 40 seconds West 640 feet from the Southeast Corner of Section 25, Township 8 North, Range 2 East; thence Northeasterly along the curve of said East right-of-way line 429 feet, said point being North 4 degrees, 13 minutes, 32 seconds East 428.03 feet from the point of beginning; thence South 89 degrees, 45 minutes, 40 seconds East 3,249.00 feet to a point; thence South 00 degrees, 00 minutes, 33 seconds East 427.00 feet to a point on the South line of Section 30, Township 8 North, Range 3 East; thence North 89 degrees, 45 minutes, 40 seconds West 3,280.00 feet, along the South line of said Sections 30 and 25, to the point of beginning.

| <u>NAME</u> | <u>SURFACE</u> | <u>MINERALS</u> |
|------------------|----------------|-----------------|
| Charles G. Gates | All | 1/8 |
| Jerco, Inc. | None | 1/8 |
| W. L. Polk | None | None |
| Joe P. Tubb | None | None |
| Eileen G. Hunt | None | None |

TRACT 2

A parcel of land fronting 445 feet, more or less, on the East side of a county public road, containing 32.1 acres, more or less, in the Southeast Quarter of Section 25, Township 8 North, Range 2 East, and the Southwest Quarter of Section 30, Township 8 North, Range 3 East, all in Madison County, Mississippi, and more particularly described as follows:

Commencing at a point on the East right-of-way line of a county public road, said point of beginning being 1,684.4 feet West of the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Section 30, Township 8 North, Range 3 East, and run East 3,004.4 feet to a point; thence South 455.9 feet to the point of beginning; thence run South 442.9 feet; thence North 89 degrees, 45 minutes, 40 seconds West a distance of 3,249 feet to a point on the East right-of-way line of said county public road, thence Northeasterly along a chord of a curve on said East right-of-way line for 444.8 feet; thence East

W. L. Polk

3,130 feet, more or less, to the point of beginning.

| <u>NAME</u> | <u>SURFACE</u> | <u>MINERALS</u> |
|------------------|----------------|-----------------|
| Eileen G. Hunt | All | 1/8 |
| W. L. Polk | None | 1/8 |
| Joe P. Tubb | None | None |
| Charles G. Gates | None | None |
| Jerco, Inc. | None | None |

TRACT 3

A parcel of land fronting 1,348.4 feet on the East side of a county public road, containing 96.3 acres, more or less, and being 16.3 acres, more or less, in the Southeast Quarter of the Southeast Quarter of Section 25, Township 8 North, Range 2 East, and 80 acres, more or less, in the South Half of the Southwest Quarter of Section 30, Township 8 North, Range 3 East, all in Madison County, Mississippi, and being more particularly described as follows:

Beginning at a point on the East right-of-way line of a county public road, said point of beginning being 1,684.4 feet West of the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Section 30, Township 8 North, Range 3 East, and run East for 3,004.4 feet to a point; thence South for 1,325.8 feet to a point on the South line of said Section 30; thence North 89 degrees 45 minutes West along the South line of said Section 30 and its extension for 3,280 feet to a point on the East right-of-way line of said county public road, thence Northeasterly along the curve of said East right-of-way line for 633.9 feet to a right-of-way marker, thence Northwesterly for 5 feet to a right-of-way marker; thence Northeasterly along said East right-of-way line for 714.5 feet to the point of beginning, LESS AND EXCEPT TRACTS 1 AND 2 ABOVE.

| <u>NAME</u> | <u>SURFACE</u> | <u>MINERALS</u> |
|------------------|----------------|-----------------|
| Joe P. Tubb | All | 1/4 |
| W. L. Polk | None | None |
| Eileen G. Hunt | None | None |
| Jerco, Inc. | None | None |
| Charles G. Gates | None | None |

The undersigned agree and stipulate hereby that their ownership in said land is as shown immediately above, and that any and all persons dealing with the title to said land may rely on the ownerships stated in this instrument without the necessity of having

W. L. Polk

executed any further correction deeds or other instruments.

This conveyance is subject to reservations by former owners of 3/4 of the oil, gas and other minerals in, on and under the above described land, and is also subject to all applicable zoning and subdivision ordinances.

WITNESS OUR SIGNATURES on this the 3rd day of March, 1986.

W. L. Polk
W. L. POLK

Joe P. Tubb
JOE P. TUBB

JERCO, INC., a Mississippi Corporation

BY: Jerry Johnson
JERRY JOHNSON, its President

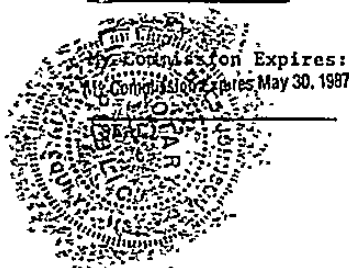
Eileen G. Hunt
EILEEN G. HUNT

Charles G. Gates
CHARLES G. GATES

STATE OF MISSISSIPPI
COUNTY OF Rankin

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, W. L. POLK, who, after being by me duly sworn, acknowledged that he signed and delivered the above and foregoing Stipulation of Interest, Correction of Descriptions and Conveyance on the day and year therein mentioned.

Given under my hand and seal on this, the 3rd day of March, 1986.



Michael Johnson
NOTARY PUBLIC

STATE OF MISSISSIPPI

COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JOE P. TUBB, who, after being by me duly sworn, acknowledged that he signed and delivered the above and foregoing Stipulation of Interest, Correction of Descriptions and Conveyance on the day and year therein mentioned.

Given under my hand and seal on this, the 3rd day of March, 1986.



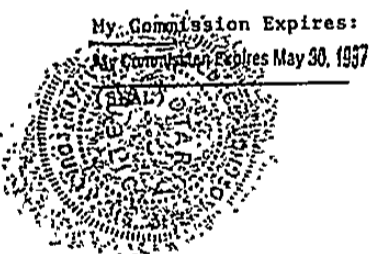
Ronald E. Perry
NOTARY PUBLIC

STATE OF MISSISSIPPI

COUNTY OF Rankin

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JERRY JOHNSON, known to me to be the President of Jerco, Inc., a Mississippi corporation, who, after being by me first duly sworn, acknowledged that he signed and delivered the above and foregoing Stipulation of Interest, Correction of Descriptions and Conveyance on the day and year therein mentioned, for and on behalf of said corporation, after being first duly authorized so to do.

Given under my hand and seal on this, the 3rd day of March, 1986.



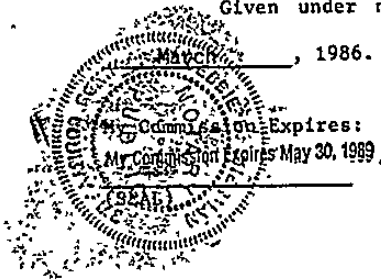
Michael Johnson
NOTARY PUBLIC

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, EILEEN G. HUNT, who, after being by me duly sworn, acknowledged that she signed and delivered the above and foregoing Stipulation of Interest, Correction of Descriptions and Conveyance on the day and year therein mentioned.

Given under my hand and seal on this, the 3rd day of March, 1986.



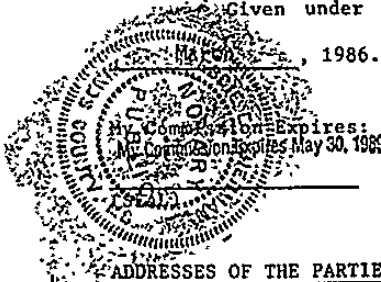
Dellie E. Sherman
NOTARY PUBLIC

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, CHARLES G. GATES, who, after being by me duly sworn, acknowledged that he signed and delivered the above and foregoing Stipulation of Interest, Correction of Descriptions and Conveyance on the day and year therein mentioned.

Given under my hand and seal on this, the 3rd day of March, 1986.



Dellie E. Sherman
NOTARY PUBLIC

ADDRESSES OF THE PARTIES:

W. L. Polk
Old Highway 49 South
Richland, Ms 39208

Joe P. Tubb
2700 East Lakeland Drive
Jackson, MS 39216

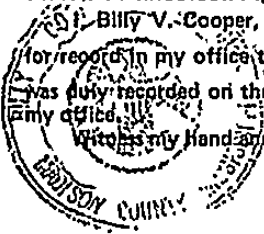
Jerco, Inc.
5538 North State Street
Jackson, MS 39206

Eileen G. Hunt
Deposit Guaranty Plaza
Jackson, MS 39205

Charles G. Gates,
Deposit Guaranty Plaza
Jackson, MS 39205

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 4th day of March, 19 86, at 9:00 o'clock a. M., and
was duly recorded on the MAR 05 1986 day of MAR 05 1986, 19 86, Book No. 213 on Page 32 in
my office. With my hand and seal of office, this the MAR 05 1986 of 19.



BILLY V. COOPER, Clerk

By D. Wright, D.C.

C
STATE OF MISSISSIPPI
COUNTY OF MADISON

BOOK 213 PAGE 40

01906
INDEXED

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, WILLIAM J. SHANKS and MARK S. JORDAN, do hereby convey and warrant unto:

Lloyd Burton, Inc.

the following described real property situated in Madison County, Mississippi, to wit:

LOT #103.107.121.124, POST OAK PLACE III-B, a subdivision platted and recorded in Cabinet Slide B-80, in the Chancery Clerk's office of Madison County, Mississippi

SUBJECT ONLY TO THE FOLLOWING:

1. Subject to streets, rights-of-way, utilities and easements as shown on the plat of said subdivision.
2. Subject to the payment of taxes to the City of Madison and Madison County, Mississippi for the year 1985 to be prorated and paid as follows:
Grantor _____; Grantee _____.
3. Subject to prior conveyance, exception, or reservation of oil, gas, and other minerals by prior owners.
4. Subject to a set of Protective Covenants recorded in Book 565 at Page 632 in the record of mortgages and deeds of trust on land in Madison County, Mississippi.
5. Subject to zoning ordinances and subdivision regulations for the Town of Madison, Mississippi and Madison County, Mississippi.

WITNESS OUR SIGNATURES this 19th day of Feb., 1986.

William J. Shanks
William J. Shanks

Mark S. Jordan
Mark S. Jordan

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me the undersigned authority, in and for the above county and state, the within named William J. Shanks, who acknowledged that he did sign and deliver the above and foregoing Warranty Deed as and for his free act and deed on

the day and date therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this 19th day of Feb., 1986.

My Commission Expires:

1-4-88

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me the undersigned authority, in and for the above county and state, the within named Mark S. Jordan, who acknowledged that he did sign and deliver the above and foregoing Warranty Deed as and for his free act and deed on the day and date therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this 19th day of Feb., 1986.

My Commission Expires:

1-4-88

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 19th day of March, 1986, at 9:00 clock A.M., and was duly recorded on the 19th day of March, 1986, Book No. 213 on Page 40 in my office.

Witness my hand and seal of office, this the 19th day of March, 1986.

BILLY V. COOPER, Clerk

By M. Wright, D.C.

C

STATE OF MISSISSIPPI
COUNTY OF MADISON

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INDEXED
01907

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, WILLIAM J. SHANKS and MARK S. JORDAN, do hereby convey and warrant unto:

Lloyd Burton, Inc.
the following described real property situated in Madison County, Mississippi, to wit:

LOT # 63 & # 82, POST OAK PLACE III-A, a subdivision platted and recorded in Cabinet Slide B-78, in the Chancery Clerk's office of Madison County, Mississippi

SUBJECT ONLY TO THE FOLLOWING:

1. Subject to streets, rights-of-way, utilities and easements as shown on the plat of said subdivision.
2. Subject to the payment of taxes to the City of Madison and Madison County, Mississippi for the year 1985 to be prorated and paid as follows:
Grantor _____; Grantee _____.
3. Subject to prior conveyance, exception, or reservation of oil, gas, and other minerals by prior owners.
4. Subject to a set of Protective Covenants recorded in Book 560 at Page 506 in the record of mortgages and deeds of trust on land in Madison County, Mississippi.
5. Subject to zoning ordinances and subdivision regulations for the Town of Madison, Mississippi and Madison County, Mississippi.

WITNESS OUR SIGNATURES this 19th day of Feb., 1986.

William J. Shanks
William J. Shanks

Mark S. Jordan
Mark S. Jordan

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me the undersigned authority, in and for the above county and state, the within named William J. Shanks, who acknowledged that he did sign and deliver the above and foregoing Warranty Deed as and for his free act and deed on

the day and date therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this 19th day of
Feb., 1986.

Susan McCarty
Notary Public
Justice Court Clerk

My Commission Expires:

1-4-88

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me the undersigned authority, in
and for the above county and state, the within named Mark S.
Jordan, who acknowledged that he did sign and deliver the above
and foregoing Warranty Deed as and for his free act and deed on
the day and date therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this 19th day of
Feb., 1986.

Susan McCarty
Notary Public
Justice Court Clerk

My Commission Expires:

1-4-88

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 4th day of March, 1986, at 9:00 o'clock A. M., and
was duly recorded on the 4th day of MAR 05 1986, 1986, Book No. 213, on Page 42 in
my office.
Witness my hand and seal of office, this the 4th day of MAR 05 1986, 1986.
BILLY V. COOPER, Clerk
By D. Wright, D.C.

01908

WARRANTY DEED

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, JOHN W. LUCKETT, Grantor, does hereby convey and forever warrant unto JOHN L. SMITH, Grantee, the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to wit:

That certain lot described as beginning at a point on the west side of Walnut Street, which point is 50 feet north of the intersection of Walnut Street, with the north line of West South Street, now known as West Dinkins Street, and run thence North 50 feet, thence run due West 270 feet, thence South 100 feet, thence East along the North margin of West Dinkins Street a distance of 65 feet, more or less, to the Southwest Corner of what is known as the old Church lot, run thence North a distance of 50 feet, more or less, to the Northwest Corner of said old Church lot, run thence East 205 feet, more or less, to the West margin of said Walnut Street, which is the point of beginning, said streets being described with reference to George and Dunlap's map of the City of Canton, Mississippi.

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

1. City of Canton, County of Madison ad valorem taxes for the year 1986, which are liens, but are not yet due or payable and which shall be prorated as follows:
Grantor: _____; Grantee: _____.

2. City of Canton, Mississippi, Zoning Ordinance.

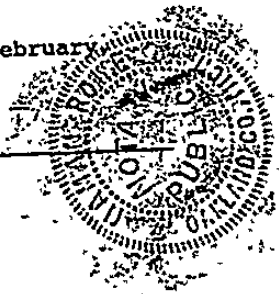
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.

4. Rights-of-way and easements for roads, power lines and other utilities.

The subject property constitutes no part of the homestead of the Grantor.

WITNESS MY SIGNATURE on this the 24th day of February 1986.

John W. Lockett
JOHN W. LUCKETT



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STATE OF MICHIGAN

COUNTY OF CLAKLAND

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named JOHN W. LUCKETT, 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 FEBRUARY, 1986.


NOTARY PUBLIC



MY COMMISSION EXPIRES:

NAMAN ROWE
Notary Public, Oakland County, MI
My Commission Expires Aug. 14, 1988
GRANTOR:

14838 Griggs
Detroit, Michigan 48238

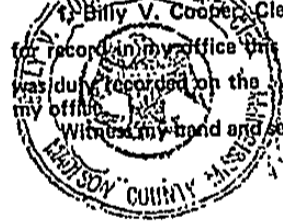
B1021706
5271/9595

GRANTEE:

351 First Avenue
Canton, Mississippi 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 4 day of March, 1986, at 9:00 clock A. M., and was duly recorded on the 5 day of MARCH, 1986, Book No. 213, on Page 44 in my office.



Witness my hand and seal of office, this the 5 day of MARCH, 1986.

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

01909

WARRANTY DEED

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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, J. T. McMURTRY, Grantor, does hereby convey and forever warrant unto JOHN L. SMITH, Grantee, the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to wit:

Beginning at a point which is 100 feet North of and 270 feet West of the Northwest corner of the intersection of Walnut Street and West South Street, now known as West Dinkins Street, and from said Point of Beginning run thence West 150 feet, more or less, to the East line of Cowan Street, thence South 100 feet, more or less, to the North line of West Dinkins Street, thence East along the North margin of West Dinkins Street 150 feet, thence North 100 feet, more or less, to the Point of Beginning, said streets being described with reference to George and Dunlap's map of the City of Canton.

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

1. City of Canton, County of Madison ad valorem taxes for the year 1986, which are liens, but are not yet due or payable and which shall be prorated as follows:
Grantor: _____; Grantee: _____.
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.

The subject property constitutes no part of the homestead of the Grantor.

WITNESS MY SIGNATURE on this the 24th day of February 1986.

J. T. McMurry
J. T. McMurry



STATE OF MICHIGAN

COUNTY OF DAKLAND

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named J. T. McMURTRY, who stated and acknowledged to me that he

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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 24 day
of FEBRUARY, 1986.

A. M. Rowe
NOTARY PUBLIC



MY COMMISSION EXPIRES:

* NAMAN ROWE
~~Notary Public in and for the State of Mississippi~~
My Commission Expires Aug. 14, 1983

GRANTOR:
729 Gladstone
Detroit, Michigan 48206

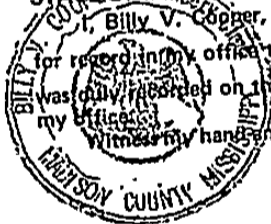
B1021705
5271/9595

GRANTEE:

351 First Avenue
Canton, Mississippi 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 4 day of March, 1986, at 9:00 o'clock A.M., and
was duly recorded on the MAR 05 1986 day of March, 1986, Book No. 213 on Page 46 in
my office.
Witness my hand and seal of office, this the MAR 05 1986 day of March, 1986.
BILLY V. COOPER, Clerk
By J. Wright, D.C.



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, Suite 201, Jackson, Mississippi 39202, by these presents doe hereby sell, convey and warrant unto BARBARA WIGGINS, an unmarried person of 281 Stonebridge Court, Ridgeland, Mississippi 39157, the land and property which is situated in the County of Madison, State of Mississippi, described as follows, to-wit:

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Lot 44, Planter's Grove of Cottonwood Place, Part 1, 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 in aid of and as a part of this description.

THIS CONVEYANCE is made subject to all applicable building restriction, 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 agrees to pay to the Grantee or her assigns any amount which is deficit on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by it.

WITNESS THE SIGNATURE of the Grantor this the 26th day of February, 1986.

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 acknowledged to me that he signed, sealed and delivered the above and foregoing instrument on the day and year therein mentioned, he being first duly authorized so to do.

GIVEN UNDER MY HAND and official seal of office this the 26th day of February, 1986.

Amelia A. Lay
NOTARY PUBLIC

My Commission Expires:

My Commission Expires May 13, 1983

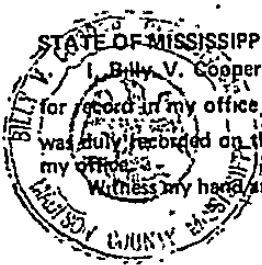
STATE OF MISSISSIPPI, County of Madison:

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 4 day of March, 1986, at 9:01 o'clock AM, and was duly recorded on the MAR 05 1986 day of 19, Book No. 213 on Page 48 in my office.

Witness my hand and seal of office, this the 05 day of March, 1986.

BILLY V. COOPER, Clerk

By: D. Wright, D.C.



QUITCLAIM DEED

01915

FOR AND IN CONSIDERATION OF THE sum of Ten Dollars (\$10.00) cash in hand paid, and for other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, Terrell E. Williams, does hereby grant, bargain, sell and quitclaim unto Clyde V. Eubanks and wife, Jeanne Eubanks, all of our right, title and interest in and to the following described land and property situated in the County of Madison, State of Mississippi to-wit:

Lot Two Hundred Eighteen (218), VILLAGE SQUARE SUBDIVISION, PART ONE (1), 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 38 thereof, reference to which map or plat is here made in aid of and as a part of this description.

WITNESS MY SIGNATURE THIS THE 29 day of December,

1982.

Terrell E. Williams

STATE OF MISSISSIPPI
COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Terrell E. Williams who acknowledged to me that she signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned for the purposes therein stated, as her act and deed.

GIVEN under my hand and official seal of office, this the 29th day of December, 1982.

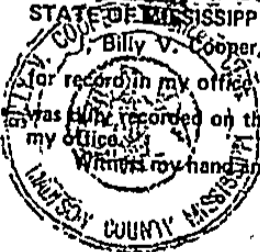
Mary L. Hill
NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 03, 1983.



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 4 day of March, 1986, at 9:06 o'clock AM, and was FILED recorded on the MAR 05 1986 day of MAR 05 1986, 1986, Book No 213, on Page 49 in my office.
Witness my hand and seal of office, this the 5 day of MARCH, 1986.
BILLY V. COOPER, Clerk
By D. W. [Signature] D.C.



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01920

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, Nelson Homes, Inc., a Mississippi Corporation acting by and through its duly authorized officer, does hereby sell, convey and warrant unto R. Todd Hines and wife, Leslie S. Hines, as joint tenants with the full rights of survivorship and not as tenants in common, the following described land and property lying and being situated in Madison County, State of Mississippi, to-wit:

Lot Fourteen (14), SANDALWOOD SUBDIVISION, PART V, 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, Slot 74 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 1986 are to prorated between the Grantor and the Grantees herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 28th day of February, 1986.

Paul A. Nelson, Jr.
Nelson Homes, Inc., a Mississippi

Corporation
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Earl A. Nelson, Jr. who acknowledged to me that he is the President of Nelson Homes, 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 28th day of February, 1986.

My Commission Expires:

Elemer J. Lipton
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 4th day of March 1986, at 9:00 o'clock A.M., and was duly recorded on the 5th day of March 1986, in Book No. 213 on Page 50. in my office.

Witness my hand and seal of office, this the 5th day of March 1986.

BILLY V. COOPER, Clerk

By *J. W. Wright* D.C.

WARRANTY DEED

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01924

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 are hereby acknowledged, the undersigned, TREASURE COVE DEVELOPMENT CO., LTD., a Mississippi limited partnership, does hereby sell, convey and warrant unto: JAMES E. WOOD, a single person, the following land and property lying and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 2, Tidewater, Part 1, a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Madison County, Mississippi, recorded in Book B at Page 54, reference to which map or plat is hereby made in aid of and as a part of this description.

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 Grantor agrees to pay to the Grantee or his assigns any deficit on an actual proration.

THIS CONVEYANCE IS SUBJECT to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

WITNESS ITS SIGNATURE, this the 28th day of February, 1986.

TREASURE COVE DEVELOPMENT CO., LTD.

BY: Brent Johnston
ITS: General Partner

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 BRENT L. JOHNSTON, who acknowledged to me that he is general partner of the within named Treasure Cove Development Co., Ltd., a Mississippi limited partnership, and that for and on behalf of said limited partnership, he signed, sealed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, as its own act and deed, after having been first duly authorized so to do.

GIVEN under my hand and official seal of office, this 28th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: June 22, 1987

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 4 day of March, 1986, at 9:00 o'clock P. M., and was duly recorded on the 5 day of MARCH, 1986, Book No. 213 on Page 51 in my office.

Witness my hand and seal of office, this the 5 day of MARCH, 1986.

BILLY V. COOPER, Clerk

By M. Wright, D.C.

BOOK 213 PAGE 52
WARRANTY DEED

01921
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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 legal sufficiency of all of which is hereby acknowledged, I, the undersigned THOMAS M. DUNLAP, do hereby sell, convey and warrant unto THOMAS M. DUNLAP and PATRICIA L. DUNLAP, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property lying and being situated in the Town of Flora, Madison County, Mississippi, to-wit:

Lots 10 and 11, Square 10, Gaddis Addition to the Town of Flora, Madison County, Mississippi, according to a map or plat on record in the Office of the Chancery Clerk of Madison County, Mississippi.

WITNESS MY SIGNATURE, this the 28th day of February, 1986.

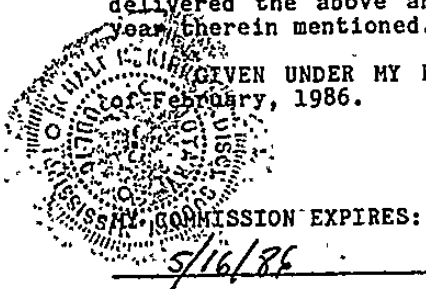
Thomas M. Dunlap
THOMAS M. DUNLAP

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named THOMAS M. DUNLAP who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 28th day of February, 1986.

Ronald M. Kutz
NOTARY PUBLIC

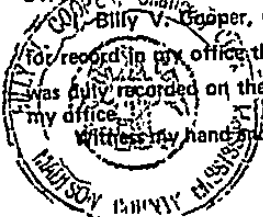


Grantor Address:
P.O. Box 556
Flora, ms., 39071

Grantee Address:
P.O. Box 556
Flora, ms., 39071

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 recording in my office this 4 day of March, 1986, at 5:00 clock PM, and was duly recorded on the MAR 05 1986 day of March, 1986, Book No. 213 on Page 52. In my office, this the MAR 05 1986 day of March, 1986.



By B. V. Cooper, D.C.

01923

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, We, the undersigned GEORGE B. GILMORE CO., a Mississippi Corporation, do hereby sell, convey and warrant unto DENNY, DENNY AND WATFORD, INC., a Mississippi Corporation, the following described land and property located and situated in the County of Madison, State of Mississippi, to-wit:

Lot 3, Tidewater Subdivision, Part 1, 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 Slot 54 thereof, reference to which is hereby made in aid of and as a part of this description.

Ad valorem taxes covering the above described property for the year 1986 are to be pro-rated.

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

WITNESS THE SIGNATURE OF GEORGE B. GILMORE CO., A Mississippi Corporation, by George B. Gilmore, its President, thereunto duly authorized, This, The 28 day of February, 1986.

GEORGE B. GILMORE CO.

BY: George B. Gilmore
GEORGE B. GILMORE
PRESIDENT

STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally appeared before me, the undersigned authority, in and for the jurisdiction aforesaid GEORGE B. GILMORE, who acknowledged to me that he is President of George B. Gilmore Co., A Mississippi Corporation, and that for and on behalf of said Corporation he signed and delivered the above and foregoing instrument on the day and year therein mentioned,

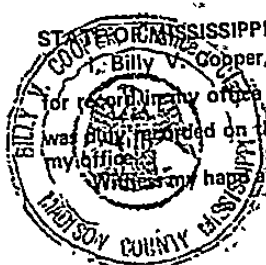
he having been first duly authorized so to do.

Given under my hand and official seal of office on
This, The 28 day of February, 1986.

Anna M. Mason
NOTARY PUBLIC



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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 4 day of March, 1986, at 5:00 o'clock P.M. and
was duly recorded on the MAR 05 1986, 19....., Book No. 213 on Page 53 in
my office. Witness my hand and seal of office, this the MAR 05 1986, 19.....

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

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, UNIFIRST BANK FOR SAVINGS, F.A. does hereby sell, convey and specially warrant unto SIDNEY A. TURNER, an unmarried person, the following described land and property situated in Madison County, Mississippi, to-wit:

A lot fronting 60 feet on the South side of West Street (now Wood Street) in Maris Town Addition to the City of Canton, Mississippi, according to the plat of said addition filed in Plat Book 3 at Page 31 of the records in the office of the Chancery Clerk, Madison County, Mississippi, more particularly described as:

Beginning at a point on the South boundary of West Street (now Wood Street), 197.0 feet East of the intersection of the South line of said West Street (now Wood Street) with the East line of Pecan Drive (now Bane Street); thence southwesterly 130.0 feet, more or less to a point 178.0 feet West of the Southwest corner of Lot 2 of "Block E of said Maris Town Addition; thence East parallel to West Street (now Wood Street), 60.0 feet to the Southwest corner of the lot sold to Sue Hill McLain by deed dated August 30, 1955, recorded in Book 63 at Page 24 of the aforesaid records; thence northeasterly along the West boundary line of the McLain lot to West Street (now Wood Street); thence 60.0 feet West along the South line of West Street (now Wood Street) to the point of beginning; being the same property conveyed to Oren M. Poole, et ux on December 30, 1955 by deed in Book 64 at Page 88 of the land record in the Chancery Clerk's office for Madison County, Mississippi, further being the same property conveyed to J. W. Caloway and Shelby Jean Caloway in deed recorded in Book 87 at Page 378 of the aforesaid records.

EXCEPTED from the warranty hereof are any restrictive covenants, easements, rights of way and mineral reservations of record affecting the above described property.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee or his assigns any deficit, on an actual proration, and likewise the Grantee agrees to pay to the Grantor or to its assigns any amount overpaid by it.

WITNESS the undersigned signature, this the 28th day of February, 1986.

UNIFIRST BANK FOR SAVINGS, F.A.

BY: [Signature]
BILL M. HUDDLESTON
Senior Executive Vice President

ATTEST:

[Signature]
Secretary

State of Mississippi

County of Hinds

THIS DAY PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, BILL M. HUDDLESTON, Senior Executive Vice President of UNIFIRST BANK FOR SAVINGS, F.A., who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned for and on behalf of said UNIFIRST BANK FOR SAVINGS, F.A., first being duly authorized so to do.

GIVEN under my hand and official seal, this the 28th day of February, 1986.

[Signature]
NOTARY PUBLIC

My Commission Expires: April 30, 1989

Address of Grantor:

P.O. Box 1818

Jackson, MS 39215-1818

Address of Grantee:

920 Wood Street

Canton, MS 39046

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 4 day of March, 1986, at 9:00 o'clock A.M., and was duly recorded on the 5 day of March, 1986, Book No. 213 on Page 55 in my office.
Witness my hand and seal of office, this the 5 day of March, 1986.
BILLY V. COOPER, Clerk
By [Signature], D.C.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are acknowledged, the undersigned Madridge Land Company, Ltd., a Mississippi Limited Partnership, by and through its General Partner, W. W. Bailey, and General Partner, Homer Best, Jr., does hereby release, cancel, terminate, quitclaim and convey to Trace Development Co., a Mississippi corporation, all of the undersigned's right, title and interest in and to any and all of that certain property located in Madison County, Mississippi, more particularly described as follows:

See Exhibit "A" hereto which is incorporated herein by reference and signed for identification.

including, but not limited to that certain EASEMENT reflected in that certain instrument entitled "Partial Release and Easement" dated July 2, 1985, and recorded in the office of the Chancery Clerk of Madison County in Book 565, Page 117.

WITNESS our signatures this, the 3rd day of March, 1986.

MADRIDGE LAND CO., LTD., A
MISSISSIPPI PARTNERSHIP

By: W. W. Bailey
W. W. Bailey, General Partner

By: Homer Best, Jr.
Homer Best, Jr., General Partner

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named W. W. BAILEY, personally known to me to be a General Partner of the within named Madridge Land Co., Ltd., a Mississippi General Partnership, who acknowledged that he signed and delivered

individually and as a General Partner, the above and foregoing instrument of writing on the day and for the purposes therein mentioned for and on behalf of said partnership and as its own act and deed, he having been first duly authorized so to do.

Given under my hand and official seal of office, this, the 3rd day of March, 1986.

Julien C. Valentin
NOTARY PUBLIC



My commission expires:
Commission Expires March 23, 1988.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named HOMER BEST, JR., personally known to me to be a General Partner of the within named Madridge Land Co., Ltd., a Mississippi General Partnership, who acknowledged that he signed and delivered individually and as a General Partner, the above and foregoing instrument of writing on the day and for the purposes therein mentioned for and on behalf of said partnership and as its own act and deed, he having been first duly authorized so to do.

Given under my hand and official seal of office, this, the 3rd day of March, 1986.

Julien C. Valentin
NOTARY PUBLIC



My commission expires:
Commission Expires March 23, 1988.

TRACE VINEYARD PART 1

Being situated in the Southwest Quarter of the Northwest Quarter of Section 15, Township 7 North, Range 2 East, City of Madison, Madison County, Mississippi and being more particularly described as follows:

Commence at the Southwest corner of aforesaid Section 15 and run North for a distance of 2,618.48 feet; run thence East for a distance of 4.33 feet to an iron pin on the East right-of-way line of Rice Road, as it is now (April, 1985) in use, said iron pin marks the Southwest corner of and the POINT OF BEGINNING for the property herein described; run thence North 00 degrees, 54 minutes, 36 seconds West along said East right-of-way line of Rice Road for a distance of 1,348.81 feet to an iron pin; leaving said East right-of-way line run thence

North 88 degrees, 58 minutes, 06 seconds East for a distance of 799.18 feet; thence

South 00 degrees, 35 minutes, 22 seconds East for a distance of 188.57 feet; thence

South 50 degrees, 47 minutes, 02 seconds East for a distance of 78.10 feet; thence

South 00 degrees, 35 minutes, 22 seconds East for a distance of 244.86 feet; thence

South 08 degrees, 23 minutes, 35 seconds West for a distance of 145.52 feet; thence

South 14 degrees, 16 minutes, 10 seconds West for a distance of 185.00 feet; thence

South 45 degrees, 14 minutes, 52 seconds East for a distance of 140.00 feet; thence

South 00 degrees, 35 minutes, 22 seconds East for a distance of 220.00 feet; thence

South 56 degrees, 16 minutes, 58 seconds West for a distance of 91.49 feet; thence

South 00 degrees, 35 minutes, 22 seconds East for a distance of 177.16 feet; thence

South 89 degrees, 15 minutes, 01 seconds West for a distance of 803.24 feet to the POINT OF BEGINNING, containing 25.89 acres more or less.

Sign for identification purposes:

W.W. Bailey
W.W. Bailey

Homer Best, Jr.
Homer Best, Jr.

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, this 4 day of March, 1986, at 9:00 o'clock A. M., and was duly recorded on the MAR. 05. 1986 day of 19, Book No 213, on Page 57 in my office.

Witness my hand and seal of office, this the MAR. 05. 1986 day of 19.

BILLY V. COOPER, Clerk

By J. Wright, D.C.

RELEASE AND TERMINATION OF EASEMENT

01931

INDEXED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are acknowledged, the undersigned Jessie Vic Russell Jones does hereby release, cancel, terminate, quitclaim and convey to Trace Development Co., a Mississippi corporation, all of her right, title and interest in and to any and all of that certain property located in Madison County, Mississippi, more particularly described as follows:

See Exhibit "A" hereto which is incorporated herein by reference and signed for identification.

including, but not limited to that certain EASEMENT reflected in that certain instrument entitled "Partial Release and Easement" dated June 28, 1985, and recorded in the office of the Chancery Clerk of Madison County in Book 565, Page 111.

WITNESS my signature this, the 27 day of February, 1986.

Jessie Vic Russell Jones
JESSIE VIC RUSSELL JONES

STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named JESSIE VIC RUSSELL JONES, who acknowledged to me that she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned as her own free act and deed.

Given under my hand and official seal of office, this, the 27th day of Feb, 1986.

Artie J. Darr
NOTARY PUBLIC

My Commission Expires:

My Commission Expires April 13, 1987

DESCRIPTION

TRACE VINEYARD PART 1

Being situated in the Southwest Quarter of the Northwest Quarter of Section 15, Township 7 North, Range 2 East, City of Madison, Madison County, Mississippi and being more particularly described as follows:

Commence at the Southwest corner of aforesaid Section 15 and run North for a distance of 2,618.48 feet; run thence East for a distance of 4.33 feet to an iron pin on the East right-of-way line of Rice Road, as it is now (April, 1985) in use, said iron pin marks the Southwest corner of and the POINT OF BEGINNING for the property herein described; run thence North 00 degrees, 54 minutes, 36 seconds West along said East right-of-way line of Rice Road for a distance of 1,348.81 feet to an iron pin; leaving said East right-of-way line run thence

North 88 degrees, 58 minutes, 06 seconds East for a distance of 799.18 feet; thence

South 00 degrees, 35 minutes, 22 seconds East for a distance of 188.57 feet; thence

South 50 degrees, 47 minutes, 02 seconds East for a distance of 78.10 feet; thence

South 00 degrees, 35 minutes, 22 seconds East for a distance of 244.86 feet; thence

South 08 degrees, 23 minutes, 35 seconds West for a distance of 145.52 feet; thence

South 14 degrees, 16 minutes, 10 seconds West for a distance of 185.00 feet; thence

South 45 degrees, 14 minutes, 52 seconds East for a distance of 140.00 feet; thence

South 00 degrees, 35 minutes, 22 seconds East for a distance of 220.00 feet; thence

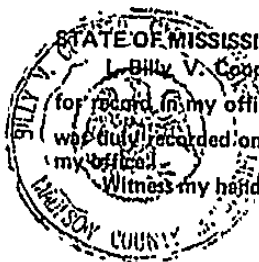
South 56 degrees, 16 minutes, 58 seconds West for a distance of 91.49 feet; thence

South 00 degrees, 35 minutes, 22 seconds East for a distance of 177.16 feet; thence

South 89 degrees, 15 minutes, 01 seconds West for a distance of 803.24 feet to the POINT OF BEGINNING, containing 25.89 acres more or less.

Sign for identification purposes:

Jessie Vic Russell Jones
Jessie Vic Russell Jones



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 4 day of March, 1986, at 9:00 o'clock A.M., and was duly recorded on the day of MAR 05 1986, 1986, Book No. 213, on Page 60 in my office.

Witness my hand and seal of office, this the MAR 05 1986, 1986.

BILLY V. COOPER, Clerk

By *J. W. Smith*, D.C.

EXHIBIT "A"

GRANTOR'S ADDRESS 720 Greenfield Drive Ridgeland, MS 39157
GRANTEE'S ADDRESS 720 Greenfield Drive Ridgeland, MS 39157

BOOK 213 PAGE 62

01929

-WARRANTY DEED-

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
EARL A. NELSON, III and wife, DONNA Z. NELSON do hereby sell, convey
and warrant unto EARL A. NELSON, III and wife, DONNA Z. NELSON as joint
tenants with full right of survivorship and not as tenants in common, the
land and property lying and being situated in the County of Madison, State
of Mississippi, to-wit:

Lot 86 of GREENBROOK SUBDIVISION, Part One
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 map or plat
is here made in aid of and as a part of this
description.

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 as of this date on an estimated basis. When said taxes
are actually determined, if the proration as of this date is incorrect,
then the Grantors agree to pay to the Grantees or their assigns any amount
which is a deficit on an actual proration and likewise, the Grantees agree
to pay to the Grantors any amount overpaid by them.

WITNESS THE SIGNATURES of the Grantors, this the 25th day of
February, 1986.

Earl A. Nelson, III
Earl A. Nelson, III

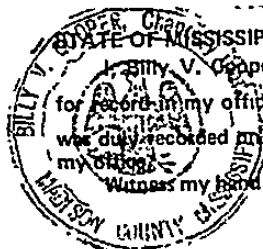
Donna Z. Nelson
Donna Z. Nelson

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me the undersigned authority in and
for the aforesaid jurisdiction, the within named Earl A. Nelson, III
and wife, Donna Z. Nelson, who acknowledged to me that they signed
and delivered the above and foregoing instrument of writing on the day
and in the year therein mentioned.

GIVEN UNDER MY HAND and official seal of office on this the 25th
day of February, 1986.
My Commission Expires:

Helen M. Mason
Notary Public



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 4th day of March, 1986, at 9:00 o'clock A.M., and
was duly recorded in the day of MAR 05 1986, 1986, Book No 213 on Page 62 in
my office.

Witness my hand and seal of office, this the 5th day of March, 1986.

BILLY V. COOPER, Clerk

By H. W. Wright, D.C.

C
STATE OF MISSISSIPPI
COUNTY OF MADISON

01939
BOOK 213 PAGE 63

INDEXED?

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, I, MELVIN EDWARDS, 319 Briarwood Drive, Jackson, Mississippi 39206, do hereby sell, convey and warrant unto DON WARNER and wife, PAULETTE WARNER; Rt. 3, Box 205 Kirbyville, Texas 75956, the following described property lying and being situated in the Town of Flora, Madison County, Mississippi, to-wit:

The unexpired leasehold interest, which expires October 8, 2047, in and to the following lot or parcel of land lying and being situated in Madison County, Mississippi:

A parcel of land being part of Lot 7, Block 26, Jones Addition, Town of Flora, being in Section 16, Township 8 North, Range 1 West, according to a survey made by M. H. James, Jr., and describing said lot or parcel of land fronting 142.0 feet on the West side of Carter Street in the Town of Flora, Madison County, Mississippi, and is more particularly described as beginning at the Southeast corner of Lot Number 4, (previously known as the Martin property), and from said point of beginning run thence South 15 degrees, 15 minutes East for 142.0 feet along the West side of said Carter Street, thence running South 84 degrees 35 minutes West for 181.3 feet along a fence, thence running North 14 Degrees 20 minutes West for 113.6 feet, thence running North 74 degrees 45 minutes East for 176.5 feet to the point of beginning, being the same property as per deed of record in Book 3, at page 131, of the records of the Chancery Clerk of Madison County, Mississippi.

This conveyance is executed subject to the following exceptions:

1. Ad valorem taxes for the year 1986, shall be prorated with the Grantor paying 0 /12ths of said taxes and the Grantees paying 12 /12ths of said taxes.

2. Zoning ordinances and subdivision regulations of the Town of Flora and Madison County, Mississippi.

3. Grantor conveys only such interest as he may own in all oil, gas and other minerals lying in, on and under the subject property.

EXECUTED this the 4th day of March, 1986.

Melvin Edwards
MELVIN EDWARDS, GRANTOR

BOOK 213 PAGE 64

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, the within named MELVIN EDWARDS, who acknowledged that he 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 4th day of March, 1986.



Agnita Ann Scott
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 4th day of March, 1986 at 10:05 o'clock a. M., and was duly recorded on the MAR 05 1986 day of March, 1986, Book No. 213 on Page 63 in my office.
Witness my hand and seal of office, this the MAR 05 1986 day of March, 1986.
BILLY V. COOPER, Clerk
By J. Wright, D.C.

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

No 7787

INDEXED

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

the sum of One Hundred nine + 08/100 DOLLARS (\$ 109.08)
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>Notches Tr. Nine Farm 15</u> | <u>19</u> | <u>9</u> | <u>5E</u> | |
| <u>DB 150-816</u> | | | | |
| | | | | |
| | | | | |

Which said land assessed to William + Sandra Krea Craue and sold on the
26 day of August 1985 to Greg Merritt for
taxes thereon for the year 1984, 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 4 day of

March 1986 Billy V. Cooper, Chancery Clerk. By K. Cooper D.C.

(SEAL)

STATEMENT OF TAXES AND CHARGES

| | |
|--|------------------|
| (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) | \$ <u>82.64</u> |
| (2) Interest | \$ <u>4.13</u> |
| (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) | \$ <u>1.65</u> |
| (4) Tax Collector Advertising --Selling each separate described subdivision as set out on assessment roll. | \$ <u>1.25</u> |
| \$1.00 plus 25cents for each separate described subdivision | \$ <u>3.00</u> |
| (5) Printer's Fee for Advertising each separate subdivision | \$ <u>.25</u> |
| (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision | \$ <u>1.00</u> |
| (7) Tax Collector--For each conveyance of lands sold to individuals \$1.00 | \$ <u>93.92</u> |
| (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR | \$ <u>4.13</u> |
| (9) 5% Damages on TAXES ONLY. (See Item 1) | \$ <u>6.57</u> |
| (10) 1% Damages per month or fraction on 19 <u>84</u> taxes and costs (Item 8 --Taxes and costs only <u>7</u> Months | \$ <u>.25</u> |
| (11) Fee for recording redemption 25cents each subdivision | \$ <u>.15</u> |
| (12) Fee for indexing redemption 15cents for each separate subdivision | \$ <u>1.00</u> |
| (13) Fee for executing release on redemption | \$ <u>1.00</u> |
| (14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.) | \$ <u>2.00</u> |
| (15) Fee for issuing Notice to Owner, each | \$ <u>1.00</u> |
| (16) Fee Notice to Lienors @ \$2.50 each | \$ <u>1.00</u> |
| (17) Fee for mailing Notice to Owner | \$ <u>4.00</u> |
| (18) Sheriff's fee for executing Notice on Owner if Resident | \$ <u>106.02</u> |
| (19) 1% on Total for Clerk to Redeem | \$ <u>1.06</u> |
| (20) GRAND TOTAL TO REDEEM from sale covering 19 <u>84</u> taxes and to pay accrued taxes as shown above | \$ <u>107.08</u> |

Excess bid at tax sale \$

| | |
|---------------------|---------------|
| <u>Greg Merritt</u> | <u>104.62</u> |
| <u>Clerk Fee</u> | <u>2.46</u> |
| <u>Rec Rel</u> | <u>2.00</u> |
| | <u>109.08</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 4 day of March 1986, at 10:10 o'clock AM, and
was duly recorded on the 4 day of MAR 05 1986, 1986, Book No. 213 on Page 65 in
my office.

Witness my hand and seal of office, this the 4 day of MAR 05 1986, 1986
BILLY V. COOPER, Clerk

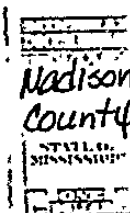
By N. Wright D.C.

WARRANTY DEED

INDEXED
01946

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, the undersigned Grantors, JEFF D. Pace and BOBBIE O. PACE, do hereby sell, convey and warrant unto J. D. RANKIN and JANE B. RANKIN, as joint tenants with the right of survivorship and not as tenants in common, the following described real property lying and being situated in Madison County, Mississippi, to-wit:

Lot 65, DEERFIELD SUBDIVISION, PHASE I, according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, reference to which is made in aid of and as a part of this description.



The warranty contained herein is made subject to the following exceptions, to-wit:

1. County of Madison and State of Mississippi ad valorem taxes for the year 1986, which shall be prorated between the parties hereto.
2. Zoning and subdivision ordinance of Madison County, Mississippi.
3. The Grantors reserve all oil, gas and other minerals lying in, on and under the above described property.
4. Those Protective Covenants of record in the office of the Chancery Clerk of Madison County, Mississippi, recorded in Book 465 at Page 159, and as amended as shown by instrument recorded in Book 500 at Page 443.
5. Grantees herein by their acceptance of this deed agree to join the Deerfield Property Owners Association and abide by the By-laws of such association. This membership requirement shall be a covenant running with the land and shall be binding upon the heirs, assigns and successors in interest of the herein named Grantees.

6. Grantees herein, upon the acceptance of this deed, do hereby agree to construct a residence upon the above described lot which shall contain at least _____ square feet of heated area. This shall be a covenant running with the land and binding upon the heirs, assigns and successors in interest of the Grantees named herein and shall be enforceable in a Court of equity.

7. All easements for utilities as shown by the plat of said subdivision on record in the office of the Chancery Clerk of Madison County, Mississippi.

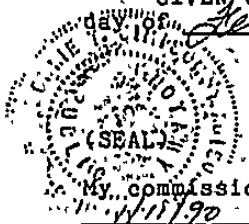
WITNESS our signatures on this 18 day of Feb, 1986.

Jeff D. Pace
JEFF D. PACE
Bobbie O. Pace
BOBBIE O. PACE

STATE OF MISSISSIPPI
COUNTY OF MADISON

This day personally appeared before me, the undersigned notary public in and for the aforesaid County and State, the within named JEFF D. PACE and BOBBIE O. PACE who each acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 18th day of February, 1986...



Bernie J. Simpson
Notary Public

My commission expires: 11/11/90

Grantors: Jeff D. Pace & Bobbie O. Pace
1632 Sunset, Canton, MS 39046

Grantees: J. D. Rankin & Jane B. Rankin
Rt. 2, Canton, MS 39046

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 4 day of March, 1986, at 11:40 o'clock a M., and was duly recorded on the MAR 05 1986 day of March, 1986, Book No. 213 on Page 66 in my office.



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

BILLY V. COOPER, Clerk

By J. W. W. W. W., D.C.

INDEXED 01948

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, the undersigned, CLAUDE G. BLACKSTOCK and wife, PEARL BLACKSTOCK, do hereby sell, convey and warrant unto CHARLES G. BLUE the following described land and property, lying and being situated in Madison County, State of Mississippi, more particularly described as follows, to-wit:

Lot Seven (7), of Meadow Dale Subdivision, Part 4, 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 Book 5, page 25, reference to which is hereby made in aid of and as a part of this description.

There is excepted from the warranty of this conveyance all building restrictions, protective covenants, mineral reservations and conveyances, and easements of record affecting said property.

Grantee herein assumes and agrees to pay that certain deed of trust executed by James Wesley Thornburg and Jimmie Lynn Thornburg to Colonial Savings & Loan Association, dated October 29, 1970, and recorded in the office of the aforesaid Chancery Clerk in Book 377, at page 428, and which was assigned to Bradley Mortgage Company by instrument recorded in Book 379, page 442.

Grantors herein do assign, set over and deliver unto Grantee herein any and all escrow funds held by the beneficiary under said deed of trust.

WITNESS our signatures, this the 12th day of September, 1975.

Claude G. Blackstock
CLAUDE G. BLACKSTOCK

Pearl N. Blackstock
PEARL BLACKSTOCK

STATE OF MISSISSIPPI

COUNTY OF Madison

Personally appeared before me, the undersigned authority

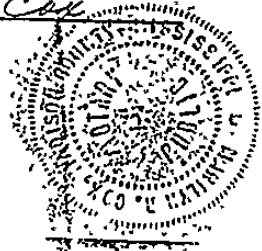
in and for said county and state, the within named CLAUDE G. BLACKSTOCK and wife, PEARL BLACKSTOCK, who each acknowledged that they signed and delivered the above and foregoing instrument on the day and date therein stated.

Given under my hand and seal of office, this the 12th day of September, 1975.

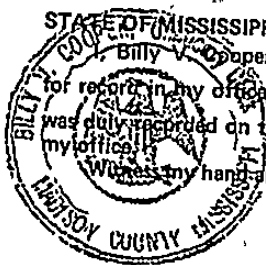
Marilyn R. Cox
NOTARY PUBLIC

My commission expires:

My Commission Expires July 17, 1979



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 4 day of March, 1986, at 3:15 o'clock P. M., and was duly recorded on the 05 day of MAR, 1986, Book No. 213 on Page 68 in my office.
Witness my hand and seal of office, this the 05 day of MAR, 1986.
BILLY V. COOPER, Clerk
By D. 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, WE, W. D. AKINS AND R. N. EDMONDS, Grantors, do hereby convey and forever warrant unto ILA J. CAMPBELL, Grantee, the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Lot 15, Block 8, Academy Park Subdivision, in the City of Canton, Madison County, Mississippi, as per Plat of record on Plat Slide A-146 in the office of the Chancery Clerk of Madison County, Mississippi.

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 1986, which are liens but are not yet due or payable.
2. City of Canton, Mississippi, Zoning Ordinance.
3. Prior reservations, conveyances and/or leases of record in regard to oil, gas and other minerals lying in, on and under the subject property.
4. Restrictive Covenants of record in Book 386 at page 481 in the office of the Chancery Clerk of Madison County, Mississippi.
5. A right of way to American Telephone and Telegraph Company dated June 21, 1946, and recorded in Book 39 at page 38 in the records in the office of the aforesaid Clerk.
6. A ten (10) foot utility and/or sewer easement on the north side of the subject property as shown on plat of Academy Park Subdivision in the office of the aforesaid Clerk.

WITNESS OUR SIGNATURES on this the 4th day of March, 1986

W. D. Akins
W. D. AKINS

R. N. Edmonds
R. N. EDMONDS

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in
and for the jurisdiction aforesaid, the within named W. D. AKINS
and R. N. EDMONDS, 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 4th day of
MARCH, 1986.



Grantor:
360 N. LIBERTY ST
CANTON, MISS 39046

5083/6935

W. D. Akins
NOTARY PUBLIC

Grantee:
708 E DINKINS
APT A
CANTON, MISS 39046

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 4 day of March, 1986, at 3:53 o'clock P. M., and
was duly recorded on the 4 day of March, 1986, Book No. 213 on Page 70 in
my office.

Witness my hand and seal of office, this the 4 day of March, 1986.



BILLY V. COOPER, Clerk

By H. Wright, D.C.

QUITCLAIM 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, WILLIAM LARRY SMITH-VANIZ, as Successor Trustee for Theodicia Perry Patterson, Elizabeth Ann Patterson (now Elizabeth Ann Patterson Murray Rhodes), Louis L. Patterson, III, and Hewett Stewart Patterson, Grantor, does hereby remise, release, convey and forever quitclaim unto LOUIS L. PATTERSON, JR., and wife, THEODOCIA PERRY PATTERSON, as joint tenants with full rights of survivorship and not as tenants in common, Grantees, all of his estate, right, title and interest in and to the following described real property lying and being situated in Madison County, Mississippi, to wit:

The following described real property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to wit:

NE1/4 SW1/4 and S1/2 SW1/4, Section 26, Township 7 North, Range 1 East, Madison County, Mississippi.

Less and except any and all of the following described tracts which may be located within the above described property, to wit:

TRACT 1:

Starting at the Northwest corner of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi; thence South 89°47' East for a distance of 1719.5 feet to a concrete marker; thence North 83°31' East for a distance of 335.7 feet to an iron pin, said pin being the point of beginning of this survey; thence South 06°32' East for a distance of 543.4 feet to an iron pin; thence South for a distance of 2178.2 feet to an iron pin; thence West for a distance of 10.0 feet to a point; thence South for a distance of 151.2 feet to a point; thence East along a curve with a radius of 35.0 feet for a distance of 110.0 feet to a point; thence North for a distance of 2328.0 feet to an iron pin; thence North 06°32' West for a distance of 551.6 feet to an iron pin, thence South 83°31' West for a distance of 60.1 feet to the aforesaid point of beginning.

TRACT 2:

A certain tract or parcel of land lying and being situated partially in the southeast 1/4 of the northwest 1/4 and partially in the northeast 1/4 of

the southwest 1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, more particularly described as follows, to wit:

Commencing at the southeast corner of the northwest 1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi; thence north for a distance of 257.3 feet to a point; thence west for a distance of 516.1 feet to an iron pin, said pin being the point of beginning of the property herein described; thence south for a distance of 291.8 feet to an iron pin; thence west for a distance of 447.8 feet to an iron pin; thence north for a distance of 291.8 feet to an iron pin; thence east for a distance of 447.8 feet to the aforesaid point of beginning, containing 3.0 acres, more or less.

TRACT 3:

A certain tract or parcel of land lying and being situated in the northwest 1/4 of the southwest 1/4 and the northeast 1/4 of the southwest 1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the northeast corner of the northeast 1/4 of the southeast 1/4 of Section 27, Township 7 North, Range 1 East, Madison County, Mississippi; thence east for a distance of 660.3 feet to a point; thence south for a distance of 535.0 feet to a point; thence east for a distance of 380.0 feet to an iron pin, said pin being the point of beginning of the property herein described; thence east for a distance of 380.0 feet to an iron pin; thence south for a distance of 343.9 feet to an iron pin; thence west for a distance of 380.0 feet to an iron pin; thence north for a distance of 343.9 feet to the aforesaid point of beginning, containing 3.0 acres more or less.

TRACT 4:

A certain tract or parcel of land lying and being situated in the NE1/4 of the SW1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the Northeast corner of the NW1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, thence South for a distance of 2215.3 feet to a point, said point being the Point of Beginning of the property herein described; thence South for a distance of 462.3 feet to a point; thence West for a distance of 471.1 feet to a point; thence North for a distance of 462.3 feet to a point; thence East for a distance of 471.1 feet to the aforesaid Point of Beginning and containing 5.0 acres, more or less.

TRACT 5:

A certain tract or parcel of land lying and being situated in the northeast 1/4 of the southwest 1/4 of Section 26, T7N-R1E, Madison County, Mississippi, and more particularly described as follows:

Commencing at the northeast corner of the northwest 1/4 of Section 26, T7N-R1E, Madison County, Mississippi; thence south for a distance of 2,677.6 feet to an iron pin, said pin being the point of beginning of the property herein described; thence south for a distance of 396.1 feet to an iron pin; thence west for a distance of 414.1 feet to an iron pin; thence N 17°30'E for a distance of 60.5 feet to an iron pin; thence N 17°30'W for a distance of 250.0 feet to an iron pin; thence north for a distance of 100.0 feet to an iron pin; thence east for a distance of 471.1 feet to the aforesaid point of beginning; containing 4.0 acres, more or less.

WITNESS MY SIGNATURE on this the 23rd day of February, 1986.

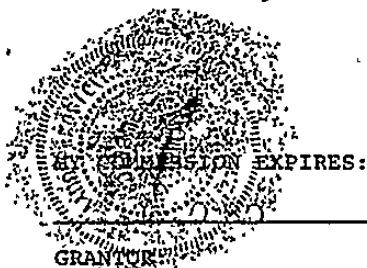
William Larry Smith-Vaniz
 William Larry Smith-Vaniz
 Successor Trustee for Theodicia
 Perry Patterson, Elizabeth Ann
 Patterson (now Elizabeth Ann
 Patterson Murray Rhodes), Louis
 L. Patterson, III, and Hewett
 Stewart Patterson

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named WILLIAM LARRY SMITH-VANIZ, as Successor Trustee for Theodicia Perry Patterson, Elizabeth Ann Patterson (now Elizabeth Ann Patterson Murray Rhodes), Louis L. Patterson, III, and Hewett Stewart Patterson, 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.

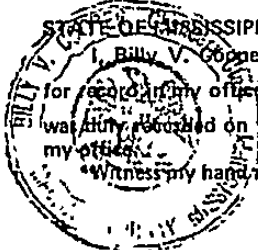
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 23rd day of February, 1986.



ma nish
 NOTARY PUBLIC

GRANTEE:

B1022607
 844/



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 23rd day of March, 1986, at 4:42 o'clock P. M., and was duly recorded on the 05 day of MAR, 1986, Book No. 213, on Page 72, in my office.
 Witness my hand and seal of office, this the 05 day of MAR, 1986.

BILLY V. COOPER, Clerk

By [Signature] D.C.

QUIT CLAIM DEED

INDEXED

For and in consideration of the sum of \$10 cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Elizabeth Ann Patterson Rhodes, grantor, do hereby convey and quitclaim unto Louis L. Patterson Jr. and wife Theodocia Perry Patterson, grantees, the following described real property lying and being, situated in Madison County, Mississippi, to wit:

Northeast 1/4 southwest 1/4 and south 1/2 southwest 1/4
Section 26, Township 7 north, Range 1 east, Madison County,
Mississippi.

Witness my signature on this the 26th day of February, 1986

Elizabeth Ann Patterson Rhodes
Elizabeth Ann Patterson Rhodes

State of Maryland
County of Baltimore

Personally appeared before me, the undersigned authority in and for the jurisdiction above mentioned, Elizabeth Ann Patterson Rhodes, who acknowledged to me that she did sign and deliver the above and foregoing instrument on the date and for the purpose therein stated.

Given under my hand and official seal on this the 26th day of February, 1986.

Lawrence E. Richmond
Notary Public

July 1986



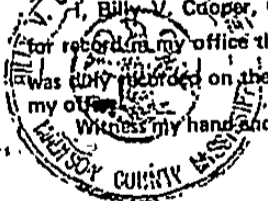
STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for recording in my office this 4th day of March, 1986, at 4:40 o'clock P. M., and was duly recorded on the 5th day of MAR 05 1986, 1986, Book No. 213, on Page 75 in my office.

Witness my hand and seal of office, this the 5th day of MAR 05 1986, 1986.

BILLY V. COOPER, Clerk

By *[Signature]* D.C.



QUITCLAIM 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, LOUIS L. PATTERSON, III, THEODOCIA PERRY PATTERSON and HEWETT STEWART PATTERSON, Grantors, do hereby remise, release, convey and forever quitclaim unto LOUIS L. PATTERSON, JR., and wife, THEODOCIA PERRY PATTERSON, as joint tenants with full rights of survivorship and not as tenants in common, Grantees, all of their estate, right, title and interest in and to the following described real property lying and being situated in Madison County, Mississippi, to wit:

The following described real property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to wit:

NE1/4 SW1/4 and S1/2 SW1/4, Section 26, Township 7 North, Range 1 East, Madison County, Mississippi.

Less and except any and all of the following described tracts which may be located within the above described property, to wit:

TRACT 1:

Starting at the Northwest corner of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi; thence South 89°47' East for a distance of 1719.5 feet to a concrete marker; thence North 83°31' East for a distance of 335.7 feet to an iron pin, said pin being the point of beginning of this survey; thence South 06°32' East for a distance of 543.4 feet to an iron pin; thence South for a distance of 2178.2 feet to an iron pin; thence West for a distance of 10.0 feet to a point; thence South for a distance of 151.2 feet to a point; thence East along a curve with a radius of 35.0 feet for a distance of 110.0 feet to a point; thence North for a distance of 2328.0 feet to an iron pin; thence North 06°32' West for a distance of 551.6 feet to an iron pin, thence South 83°31' West for a distance of 60.1 feet to the aforesaid point of beginning.

TRACT 2:

A certain tract or parcel of land lying and being situated partially in the southeast 1/4 of the northwest 1/4 and partially in the northeast 1/4 of the southwest 1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, more particularly described as follows, to wit:

Commencing at the southeast corner of the northwest 1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi; thence north for a distance of 257.3 feet to a point; thence west for a distance of 516.1 feet to an iron pin, said pin being the point of beginning of the property herein described; thence south for a distance of 291.8 feet to an iron pin; thence west for a distance of 447.8 feet to an iron pin; thence north for a distance of 291.8 feet to an iron pin; thence east for a distance of 447.8 feet to the aforesaid point of beginning, containing 3.0 acres, more or less.

TRACT 3:

A certain tract or parcel of land lying and being situated in the northwest 1/4 of the southwest 1/4 and the northeast 1/4 of the southwest 1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the northeast corner of the northeast 1/4 of the southeast 1/4 of Section 27, Township 7 North, Range 1 East, Madison County, Mississippi; thence east for a distance of 660.3 feet to a point; thence south for a distance of 535.0 feet to a point; thence east for a distance of 380.0 feet to an iron pin, said pin being the point of beginning of the property herein described; thence east for a distance of 380.0 feet to an iron pin; thence south for a distance of 343.9 feet to an iron pin; thence west for a distance of 380.0 feet to an iron pin; thence north for a distance of 343.9 feet to the aforesaid point of beginning, containing 3.0 acres more or less.

TRACT 4:

A certain tract or parcel of land lying and being situated in the NE1/4 of the SW1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the Northeast corner of the NW1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, thence South for a distance of 2215.3 feet to a point, said point being the Point of Beginning of the property herein described; thence South for a distance of 462.3 feet to a point; thence West for a distance of 471.1 feet to a point; thence North for a distance of 462.3 feet to a point; thence East for a distance of 471.1 feet to the aforesaid Point of Beginning and containing 5.0 acres, more or less.

TRACT 5:

A certain tract or parcel of land lying and being situated in the northeast 1/4 of the southwest 1/4 of Section 26, T7N-R1E, Madison County, Mississippi, and more particularly described as follows:

Commencing at the northeast corner of the northwest 1/4 of Section 26, T7N-R1E, Madison County, Mississippi; thence south for a distance of 2,677.6 feet to an iron pin, said pin being the point of

beginning of the property herein described; thence south for a distance of 396.1 feet to an iron pin; thence west for a distance of 414.1 feet to an iron pin; thence N 17°30'E for a distance of 60.5 feet to an iron pin; thence N 17°30'W for a distance of 250.0 feet to an iron pin; thence north for a distance of 100.0 feet to an iron pin; thence east for a distance of 471.1 feet to the aforesaid point of beginning; containing 4.0 acres, more or less.

WITNESS OUR SIGNATURES on this the 27th day of FEBRUARY, 1986.

Louis L. Patterson, III
Louis L. Patterson, III

Theodocia Perry Patterson
Theodocia Perry Patterson

Hewett Stewart Patterson
Hewett Stewart Patterson

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named LOUIS L. PATTERSON, III, 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 27th day of FEBRUARY, 1986.

W. J. Emory, Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-15-87

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named THEODOCIA PERRY PATTERSON, 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 AND OFFICIAL SEAL, this the 21st day
of February, 1986.

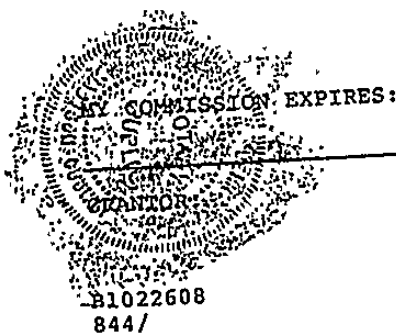


M. J. White
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF MADISON

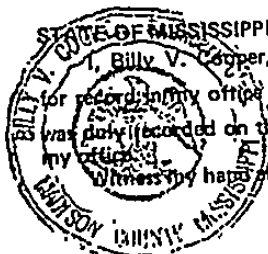
PERSONALLY APPEARED BEFORE ME, the undersigned authority
in and for the jurisdiction above stated, the within named
HEWITT STEWART PATTERSON, who stated and acknowledged to me
that he did sign and deliver the above and foregoing
instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 21st day
of February, 1986.



M. J. White
NOTARY PUBLIC

GRANTEE:



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 4th day of March, 1986, at 4:40 o'clock P. M., and
was duly recorded on the 4th day of March, 1986, Book No 213 on Page 76 in
my office.
Witness my hand and seal of office, this the 05 day of March, 1986.
BILLY V. COOPER, Clerk
By M. J. White, D.C.

INDEXED

01956

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, THOMAS A. PATTERSON, LOUIS L. PATTERSON, JR. and wife, THEODOCIA PERRY PATTERSON, Grantors, do hereby convey and forever warrant unto CHARLES G. BUCKNER, Grantee, the following described real property lying and being situated in Madison County, Mississippi, to wit:

The following described real property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to wit:

NE1/4 SW1/4 and S1/2 SW1/4, Section 26, Township 7 North, Range 1 East, Madison County, Mississippi.

Less and except any and all of the following described tracts which may be located within the above described property, to wit:

TRACT 1:

Starting at the Northwest corner of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi; thence South 89°47' East for a distance of 1719.5 feet to a concrete marker; thence North 83°31' East for a distance of 335.7 feet to an iron pin, said pin being the point of beginning of this survey; thence South 06°32' East for a distance of 543.4 feet to an iron pin; thence South for a distance of 2178.2 feet to an iron pin; thence West for a distance of 10.0 feet to a point; thence South for a distance of 151.2 feet to a point; thence East along a curve with a radius of 35.0 feet for a distance of 110.0 feet to a point; thence North for a distance of 2328.0 feet to an iron pin; thence North 06°32' West for a distance of 551.6 feet to an iron pin, thence South 83°31' West for a distance of 60.1 feet to the aforesaid point of beginning.

TRACT 2:

A certain tract or parcel of land lying and being situated partially in the southeast 1/4 of the northwest 1/4 and partially in the northeast 1/4 of the southwest 1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, more particularly described as follows, to wit:

Commencing at the southeast corner of the northwest 1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi; thence north for a distance of 257.3 feet to a point; thence west for a distance of 516.1 feet to an iron pin, said pin being the point of beginning of the property herein

described; thence south for a distance of 291.8 feet to an iron pin; thence west for a distance of 447.8 feet to an iron pin; thence north for a distance of 291.8 feet to an iron pin; thence east for a distance of 447.8 feet to the aforesaid point of beginning, containing 3.0 acres, more or less.

TRACT 3:

A certain tract or parcel of land lying and being situated in the northwest 1/4 of the southwest 1/4 and the northeast 1/4 of the southwest 1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the northeast corner of the northeast 1/4 of the southeast 1/4 of Section 27, Township 7 North, Range 1 East, Madison County, Mississippi; thence east for a distance of 660.3 feet to a point; thence south for a distance of 535.0 feet to a point; thence east for a distance of 380.0 feet to an iron pin, said pin being the point of beginning of the property herein described; thence east for a distance of 380.0 feet to an iron pin; thence south for a distance of 343.9 feet to an iron pin; thence west for a distance of 380.0 feet to an iron pin; thence north for a distance of 343.9 feet to the aforesaid point of beginning, containing 3.0 acres more or less.

TRACT 4:

A certain tract or parcel of land lying and being situated in the NE1/4 of the SW1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the Northeast corner of the NW1/4 of Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, thence South for a distance of 2215.3 feet to a point, said point being the Point of Beginning of the property herein described; thence South for a distance of 462.3 feet to a point; thence West for a distance of 471.1 feet to a point; thence North for a distance of 462.3 feet to a point; thence East for a distance of 471.1 feet to the aforesaid Point of Beginning and containing 5.0 acres, more or less.

TRACT 5:

A certain tract or parcel of land lying and being situated in the northeast 1/4 of the southwest 1/4 of Section 26, T7N-R1E, Madison County, Mississippi, and more particularly described as follows:

Commencing at the northeast corner of the northwest 1/4 of Section 26, T7N-R1E, Madison County, Mississippi; thence south for a distance of 2,677.6 feet to an iron pin, said pin being the point of beginning of the property herein described; thence south for a distance of 396.1 feet to an iron pin; thence west for a distance of 414.1 feet to an iron pin; thence N 17°30'E for a distance of 60.5 feet to an iron pin; thence N 17°30'W for a distance of 250.0 feet to an iron pin; thence north for a

distance of 100.0 feet to an iron pin; thence east for a distance of 471.1 feet to the aforesaid point of beginning; containing 4.0 acres, more or less.

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

1. County of Madison ad valorem taxes for the year 1986, which are liens, but are not yet due or payable and which shall be prorated as follows: Grantor: ZMO; Grantee: DMO.

2. Madison County Zoning and Subdivision Regulations Ordinance of 1976, adopted July 23, 1976, and recorded in Minute Book AL at page 77 in the records in the office of the Chancery Clerk of Madison County, Mississippi.

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.

Grantors hereby except from this conveyance and reserve unto themselves, their heirs and assigns, all of the oil, gas, sulphur and all other minerals in, on, and under the hereinabove described property.

All parties hereby agree that no drilling or other extraction or recovery operation will be located nor conducted upon the surface of the hereinabove described property for a period of 75 years from date without the express written consent of the surface owner(s).

4. An easement for ingress and egress from T. A. Patterson and L. L. Patterson, Jr., to all persons owning property in W1/2 Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, dated January 12, 1983 and recorded in Deed Book 185 at page 167 in the records in the office of the Chancery Clerk of Madison County, Mississippi

WITNESS OUR SIGNATURES on this the 27th day of February, 1986.

Thomas A. Patterson
THOMAS A. PATTERSON

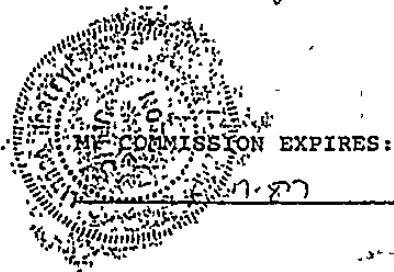
Louis L. Patterson, Jr.
LOUIS L. PATTERSON, JR.

Theodocia Perry Patterson
THEODOCIA PERRY PATTERSON

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named THOMAS A. PATTERSON, 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 7th day
of February, 1986.



M. A. [Signature]
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority
in and for the jurisdiction above stated, the within named
LOUIS L. PATTERSON, JR. and wife, THEODOCIA PERRY PATTERSON,
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 AND OFFICIAL SEAL, this the 2nd day
of February, 1986.

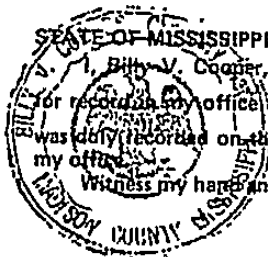


M. A. [Signature]
NOTARY PUBLIC

GRANTOR:

GRANTEE:

B1022703
844



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 4th day of March, 1986, at 4:40 o'clock P. M., and
was duly recorded on the MAR 05 1986 day of MAR 05 1986, 1986, Book No. 213 on Page 80 in
my office.

Witness my hand and seal of office, this the 5th day of March, 1986.

BILLY V. COOPER, Clerk

By N. Wright, D.C.

QUITCLAIM DEED

01957

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, THOMAS A. PATTERSON and LOUIS L. PATTERSON, JR., Grantors, do hereby remise, release, convey and forever quitclaim unto CHARLES O. BUCKNER, Grantee, all of their estate, right, title and interest in and to the following described real property lying and being situated in Madison County, Mississippi, to wit:

TRACT 1

Commencing at the northeast corner of Section 27, Township 7 North, Range 1 East, Madison County, Mississippi, thence south for a distance of 1367.2 feet to a point; thence west for a distance of 1815.0 feet to an iron pin, said pin being the point of beginning of the property herein described, which point is the NE corner of the property conveyed to Richard E. Hall and Lisa W. Hall by Warranty Deed which is recorded in Book 126 at page 592 in the records of the Chancery Clerk of Madison County, Mississippi, thence south 30 degrees 00 minutes east for a distance of 1111.7 feet to an iron pin, thence south 15 degrees 00 minutes east for a distance of 250.0 feet to an iron pin, thence south for a distance of 524.3 feet to an iron pin, thence east for a distance of 60.0 feet to a point, thence north for a distance of 524.3 feet to an iron pin, thence north 15 degrees 00 minutes west for a distance of 281.1 feet to an iron pin, thence north 30 degrees 00 minutes west for a distance of 1111.7 feet to a point, thence south 60 degrees 00 minutes west for a distance of 60.0 feet to the aforesaid point of beginning.

TRACT 2

Beginning at the SW corner of the Philip E. Lieb, Jr., and Bernard B. Lieb tract as is described in Warranty Deed recorded in Deed Book 154 at page 718 in the office of the Chancery Clerk of Madison County, Mississippi, run thence South for 828.3 feet to a point on the South line of the NE1/4 SE1/4, Section 27, Township 7 North, Range 1 East, Madison County, Mississippi; run thence West for 60 feet to a point, run thence North for 828.3 feet to a point; run thence East for 60 feet to the Point of Beginning, all in the E1/2 SE1/4 Section 27, Township 7 North, Range 1 East, Madison County, Mississippi.

TRACT 3

Commence at the SW corner of the Philip E. Lieb and Bernard B. Lieb tract as is described in Warranty Deed recorded in Deed Book 154 at page 718 in the

office of the Chancery Clerk of Madison County, Mississippi, and run thence South for 828.3 feet to a point on the South line of the NE1/4 SE1/4, Section 27, Township 7 North, Range 1 East, Madison County, Mississippi, to the point of beginning. Run thence South for 780 feet to a point, run thence East for 1136.2 feet to a point on the East line of the SE1/4 SE1/4, Section 27, Township 7 North, Range 1 East, Madison County, Mississippi; run thence South for 60 feet to a point, run thence West for 1196.2 feet to a point, run thence north for 840 feet to a point, run thence East for 60 feet to the point of beginning, all in the SE1/4 SE1/4, Section 26, Township 7 North, Range 1 East, Madison County, Mississippi.

The subject property is located within existing and proposed roadways through Patterson lands and same is to be conveyed to Charles O. Buckner, for the purpose of allowing him to construct roadways to be dedicated to Madison County, Mississippi, as public roads. Title is subject to certain rights of third parties to use said roadways and the Grantor herein specifically reserves the right, but not the obligation, to build and maintain roadways and to install, repair and maintain utilities until said roadways are dedicated to Madison County, Mississippi, in toto. The Grantors reserve unto themselves the right to retain possession of said property until the roads are dedicated to and accepted by Madison County, Mississippi. The Grantors further reserve the right, but not the obligation, to substitute a sixty foot wide strip from a point near the southeast corner of Tract 2 to the northwest corner of the SW1/4 SW1/4, Section 26, Township 7 North, Range 1 East, Madison County, Mississippi, provided said Grantors can provide clear title to same.

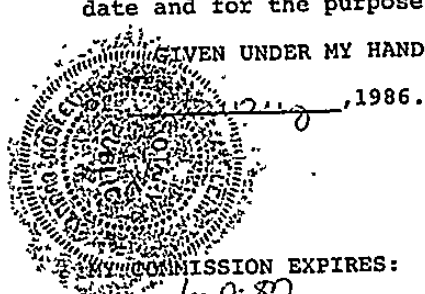
WITNESS MY SIGNATURE on this the 28th day of February, 1986.

Thomas A. Patterson
Thomas A. Patterson
Louis L. Patterson, Jr.
Louis L. Patterson, Jr.

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named THOMAS A. PATTERSON, 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 2nd day of February, 1986.

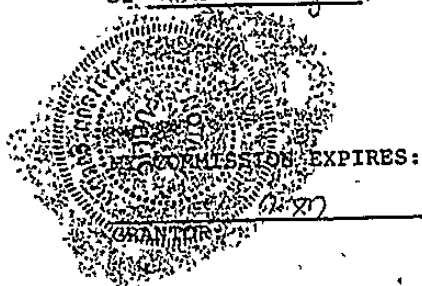
M. A. W. W. W.
NOTARY PUBLIC

MY COMMISSION EXPIRES:
6-1-87
STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named LOUIS L. PATTERSON, JR., 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 2nd day of February, 1986.



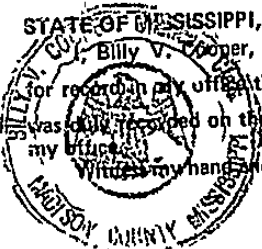
M. A. W. W. W.
NOTARY PUBLIC

B1022705

GRANTEE:

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 4 day of March, 1986, at 4:46 clock P. M., and was duly recorded on the 4 day of March, 1986, Book No. 213 on Page 84 in my office.
Witness my hand and seal of office, this the 5 day of March, 1986.
BILLY V. COOPER, Clerk
By J. W. Wright, D.C.



WARRANTY DEED

BOOK 213 PAGE 87 01970

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 are hereby acknowledged, the undersigned, TIDEWATER PROPERTIES, a partnership composed of Northpointe, Inc., and Treasure Cove Development Co., Ltd., does hereby sell, convey and warrant unto GEORGE B. GILMORE CO., the following land and property lying and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

Lots 64 and 71, Tidewater, Part 2; a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Madison County, Mississippi, recorded in Plat Cabinet B at Slot 74, reference to which map or plat is hereby made in aid of and as a part of this description.

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 Grantor agrees to pay to the Grantee or its assigns any deficit on an actual proration.

THIS CONVEYANCE IS SUBJECT to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

WITNESS ITS SIGNATURE, this the 28th day of February, 1986.

TIDEWATER PROPERTIES, a partnership
composed of Northpointe, Inc., and
Treasure Cove Development Co., Ltd.,

BY: TREASURE COVE DEVELOPMENT CO., LTD.

BY: Brent L. Johnston
BRENT L. JOHNSTON

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 BRENT L. JOHNSTON, who acknowledged to me that he is general partner of the within named Treasure Cove Development Co., Ltd., a partner of Tidewater Properties, a General Partner, and that for and on behalf of said general partnership, he signed, sealed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, as its own act and deed, after having been first duly authorized so to do.

28 th GIVEN under my hand and official seal of office, this the 28 day of February, 1986.

[Signature]
NOTARY PUBLIC

My Commission Expires:
My Commission Expires June 22, 1987



BOOK 213 PAGE 88

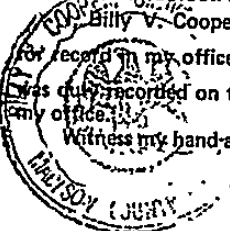
STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of March, 1986, at 9:21 o'clock A.M., and was duly recorded on the MAR 07 1986 day of March, 1986, Book No. 213 on Page 87 in my office.

Witness my hand and seal of office, this the MAR 07 1986 of March, 1986.

BILLY V. COOPER, Clerk

By [Signature], D.C.



ASSUMPTION WARRANTY DEED

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 legal sufficiency of all of which is hereby acknowledged, and for the further consideration of the assumption of and agreement to pay as and when due the entire residual balance of that certain indebtedness which is secured by that certain Deed of Trust in favor of Sugar Creek Corporation, dated March 9, 1982, recorded in Deed of Trust Book 498 at Page 770 of the land records of the office of the Chancery Clerk of Madison County, at Canton, Mississippi, WE, JOHN L. KITTRELL and CYNTHIA W. KITTRELL, do hereby sell, convey and warrant unto CARROLL L. NICHOLS and wife, SANDRA K. NICHOLS, as joint tenants with full rights of survivorship and not as tenants in common, the following land and property situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the SW corner of the NE 1/4 of Section 20, Township 8 North, Range 2 East, Madison County, Mississippi, thence run North 00 27' East for 1,258.12 feet, thence run South 89 29' East for 531.80 feet to the Point of Beginning of the following described property.

Thence run South 89 29' East for 270.70 feet, thence run South for 1,221.37 feet, thence run North 89 52' West for 270.79 feet, thence run North for 1,223.18 feet to the Point of Beginning.

The above described property also known as Parcel 3, Sugar Creek, is located in the SW 1/4 of the NE 1/4 of Section 20, Township 8 North, Range 2 East, Madison County, Mississippi, and contains 7.60 acres, more or less.

Excepted from the warranty hereof are all restrictive covenants, easements, rights-of-way, and severances of oil, gas and other minerals affecting said property.

Ad valorem taxes for the current year have been prorated as of the date of closing.

WITNESS MY SIGNATURE, this 28th day of February, 1986.

John L. Kittrell
JOHN L. KITTRELL

Cynthia W. Kittrell
CYNTHIA W. KITTRELL

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in
and for the jurisdiction aforesaid, the within named JOHN L.
KITTRELL and CYNTHIA W. KITTRELL, who acknowledged that they
signed, sealed, and delivered the above and foregoing Assumption
Warranty Deed on the day and in the year therein mentioned.

GIVEN UNDER MY HAND and official seal, this 28th day of
February, 1986.

Linda L. Connel
NOTARY PUBLIC

My Commission Expires:

July 24, 1989

Grantors:

John L. Kittrell and
Cynthia W. Kittrell
135 Sumac Drive
Madison, MS 39110

Grantees:

Carroll L. Nichols and
Sandra K. Nichols
162 Trace Circle
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 5 day of March, 1986, at 9:06 clock A. M., and
was duly recorded on the 5 day of March, 1986, Book No. 213, on Page 89. In
my office, MAR 07 1986
Witness my hand and seal of office, this the 5 day of March, 1986.

BILLY V. COOPER, Clerk

By M. Wright, D.C.

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 are hereby acknowledged, the undersigned, TIDEWATER PROPERTIES, a partnership composed of Northpointe, Inc., and Treasure Cove Development Co., Ltd., does hereby sell, convey and warrant unto AMERICAN COLONIAL HOMES, INC., the following land and property lying and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 19, Tidewater, Part 2, a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Madison County, Mississippi, recorded in Plat Cabinet B at Slot 74, reference to which map or plat is hereby made in aid of and as a part of this description.

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 to the Grantees or its assigns any deficit on an actual proration.

THIS CONVEYANCE IS SUBJECT to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

WITNESS ITS SIGNATURE, this the 21st day of February 1986.

TIDEWATER PROPERTIES, a partnership composed of Northpointe, Inc., and Treasure Cove Development Co., Ltd.

BY: TREASURE COVE DEVELOPMENT CO., LTD.

BY:

Brent L. Johnston
BRENT L. JOHNSTON

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 BRENT L. JOHNSTON, who acknowledged to me that he is general partner of the within named Treasure Cove Development Co., Ltd., a partner of Tidewater Properties, a General Partnership, and that for and on behalf of said general partnership, he signed, sealed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, as its own act and deed, after having been first duly authorized so to do.

GIVEN under my hand and official seal of office, this the 1st day of February, 1986.

Earline Ludduth
NOTARY PUBLIC

My Commission Expires:

My Commission Expires May 24, 1988



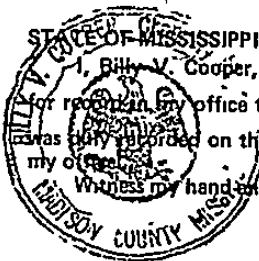
STATE OF MISSISSIPPI, County of Madison:

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 5 day of March, 1986, at 5:00 o'clock P.M., and was duly recorded on the MAR 07 1986 day of MAR 07 1986, 1986, Book No. 213 on Page 91 in my office.

Witness my hand and seal of office, this the MAR 07 1986 day of MAR 07 1986, 1986.

BILLY V. COOPER, Clerk

By B. V. Cooper, D.C.



BOOK 213 PAGE 92

BOOK 213 PAGE 93

WARRANTY DEED

01964 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 are hereby acknowledged, the undersigned, TIDEWATER PROPERTIES, a partnership composed of Northpointe, Inc., and Treasure Cove Development Co., Ltd., does hereby sell, convey and warrant unto CARAWAY ENTERPRISES, INC., the following land and property lying and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 15, Tidewater, Part 2, a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Madison County, Mississippi, recorded in Plat Cabinet B at Slot 74, reference to which map or plat is hereby made in aid of and as a part of this description.

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 to the Grantees or its assigns any deficit on an actual proration.

THIS CONVEYANCE IS SUBJECT to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

WITNESS ITS SIGNATURE, this the 21st day of February, 1986.

TIDEWATER PROPERTIES, a partnership composed of Northpointe, Inc., and Treasure Cove Development Co., Ltd.

BY: TREASURE COVE DEVELOPMENT CO., LTD.

BY: Brent L. Johnston
BRENT L. JOHNSTON

STATE OF MISSISSIPPI
COUNTY OF Linds

PERSONALLY came and appeared before me, the undersigned authority in and for said County and State, the within named BRENT L. JOHNSTON, who acknowledged to me that he is general partner of the within named Treasure Cove Development Co., Ltd., a partner of Tidewater Properties, a General Partnership, and that for and on behalf of said general partnership, he signed, sealed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, as its own act and deed, after having been first duly authorized so to do.

GIVEN under my hand and official seal of office, this the 21st day of February, 1986.

Earline Sudduth
NOTARY PUBLIC

My Commission Expires:

My Commission Expires May 24, 1988



BOOK 213 PAGE 94

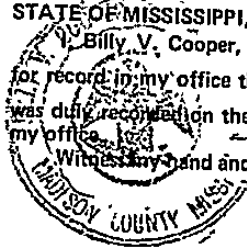
STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of March, 1986, at 9:00 o'clock A.M., and was duly recorded on the MAR 07 1986 day of March, 1986, Book No. 213 on Page 93 in my office.

Witness my hand and seal of office, this the MAR 07 1986 day of March, 1986.

BILLY V. COOPER, Clerk

By D. W. Wright, D.C.



WARRANTY DEED

BOOK 213 PAGE 95

01962

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 are hereby acknowledged, the undersigned, TIDEWATER PROPERTIES, a partnership composed of Northpointe, Inc. and Treasure Cove Development Co., Ltd., does hereby sell, convey and warrant unto AMERICAN COLONIAL HOMES, INC., the following land and property lying and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 32, Tidewater, Part 2, a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Madison County, Mississippi, recorded in Plat Cabinet B at Slot 74, reference to which map or plat is hereby made in aid of and as a part of this description.

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 to the Grantees or its assigns any deficit on an actual proration.

THIS CONVEYANCE IS SUBJECT to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

WITNESS ITS SIGNATURE, this the 21st day of February, 1986.

TIDEWATER PROPERTIES, a partnership composed of Northpointe, Inc., and Treasure Cove Development Co., Ltd.

BY: TREASURE COVE DEVELOPMENT CO., LTD.

BY: Brent L. Johnston
BRENT L. JOHNSTON

STATE OF MISSISSIPPI
COUNTY OF Shenandoah

PERSONALLY came and appeared before me, the undersigned authority in and for said County and State, the within named BRENT L. JOHNSTON, who acknowledged to me that he is general partner of the within named Treasure Cove Development Co., Ltd., a partner of Tidewater Properties, a General Partnership, and that for and on behalf of said general partnership, he signed, sealed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, as its own act and deed, after having been first duly authorized so to do.

GIVEN under my hand and official seal of office, this the 21st day of February, 1986.

Earline L. Ladd
NOTARY PUBLIC

My Commission Expires:

My Commission Expires May 24, 1988

BOOK 213 PAGE 95



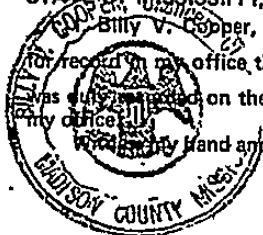
STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of March, 1986, at 9:00 o'clock P.M. and was duly recorded on the MAR 07 1986 day of MAR, 1986, Book No. 213 on Page 95 in my office.

Witness my hand and seal of office, this the MAR 07 1986 day of MAR, 1986.

BILLY V. COOPER, Clerk

By D. W. Wright, D.C.



C
STATE OF MISSISSIPPI

COUNTY OF MADISON

BOOK 213 PAGE 97

WARRANTY DEED

INDEXED

01979

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 all of which is hereby acknowledged, the undersigned, ANNANDALE DEVELOPMENT COMPANY, a Delaware corporation authorized to do business in the State of Mississippi, does hereby sell, convey, and warrant unto DR. ROBERT W. HIGGINS and wife, LAURIE W. HIGGINS, 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, more particularly described as follows, to-wit:

Lot 7 ANNANDALE PART B1, 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, Mississippi in Plat Cabinet B at Slide 87 reference to which map or plat is hereby made in aid of and as a part of this description.

This conveyance is subject to any and all zoning ordinances, subdivision regulations, easements, dedications, rights-of-way, mineral reservations and mineral conveyances of record pertaining to or affecting the herein described property.

This conveyance is subject to that certain Declaration of Covenants, Conditions, and Restrictions for Annandale now on record in Book 580 at Page 1 in the office of the aforesaid Chancery Clerk.

This conveyance is subject to that certain Supplementary Declaration of Covenants and Restrictions for Annandale Part B1 which is now on record in Book 580 at Page 63 in the office of the aforesaid Chancery Clerk.

In addition to the aforesaid Declaration of Covenants, Conditions, and Restrictions and those Supplementary Declaration of Covenants and Restrictions, there shall further be the covenants, conditions, and restrictions that any dwelling built on the above described lot shall contain no less than 2800 square feet of heated and cooled floor space, exclusive of open porches and garages. No dwelling shall be built on the above described lot any closer than 135 feet to the front lot line. No dwelling shall be built any closer than 20 feet to any side lot line. No dwelling shall be built any closer than 50 feet to any rear lot line. These covenants, conditions, and restrictions shall run with the land and shall be binding upon the Grantee(s) and their successors in title for a term of thirty (30) years from the date of the recordation of this conveyance after which term the said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless terminated at the end of any such period by an instrument executed and acknowledged within sixty (60) days preceding the end of such period by the Owner and by the Annandale Property Owners' Association, Inc., acting through its Board of Directors.

BOOK 213 PAGE 93

The advalorem taxes for the current year on the herein conveyed property shall be prorated between Grantor and Grantee(s) as of the date of this conveyance.

WITNESS OUR SIGNATURES, this the 19th day of February, 1986.

ANNANDALE DEVELOPMENT COMPANY

BY:

Richard C. Kennel
Vice President

ATTEST:

Charles W. Reese
SECRETARY

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THIS DAY personally came and appeared before me,
the undersigned Notary Public in and for said county and state,
Richard G. Kennedy, who, being by me first
duly sworn, states on oath that he is the duly elected VICE-
PRESIDENT OF ANNANDALE DEVELOPMENT COMPANY, and, who acknow-
ledged to me that for and on behalf of said ANNANDALE DEVELOP-
MENT COMPANY, he signed and delivered the above and foregoing
instrument on the day and year therein mentioned, he being
first duly authorized so to do by said corporation.

GIVEN under my hand and official seal of office,
this the 21st day of February, 1986.

Molly C. Lott
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Sept. 16, 1993

STATE OF Florida
COUNTY OF Hillsborough

THIS DAY personally came and appeared before me,
the undersigned Notary Public in and for said county and state,
Charles W. Rogers, who, being by me first
duly sworn, states on oath that he/she is the duly elected
SECRETARY of ANNANDALE DEVELOPMENT COMPANY, and, who acknow-
ledged to me that for and on behalf of said ANNANDALE DEVELOP-
MENT COMPANY, he/she signed and delivered the above and fore-
going instrument on the day and year therein mentioned, he/she
being first duly authorized so to do by said corporation.

GIVEN under my hand and official seal of office,
this the 19th day of February, 1986.

Molly C. Lott
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Sept. 16, 1993

GRANTOR'S ADDRESS:

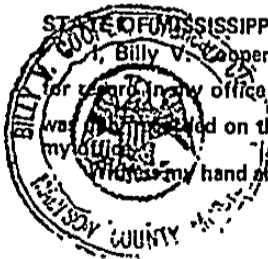
Post Office Box 82010

Tampa, Florida 33682

GRANTEE(S)' ADDRESS:

310 RIVER PLACE

JACKSON, MS. 39211



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 March 7th day of 1986, at 9:00 o'clock AM, and
was not recorded on the MAR 07 1986 day of 1986, Book No. 213 on Page 97 in
my office.

Witness my hand and seal of office, this the MAR 07 1986 day of 1986.

BILLY V. COOPER, Clerk

By D. M. Wright, D.C.

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