

**LEGAL DESCRIPTION**  
**PARCEL 071G-36D-014/01.02**  
**829 RIDGEWOOD DR.**  
**RIDGELAND, MS 39157**

19,873.7 square feet in Lot 26 of the Survey known as "Addition to Tougaloo" in the SE ¼ of Section 36, T7N, R1E, City of Ridgeland, Madison County, Mississippi, as shown on the Plat filed in Deed Book AAA at page 138 of the Madison County, Mississippi Land Records and being more fully described as follows:

Begin at the NW corner of Lot 26 and proceed thence:

1. Easterly along the North line of Lot 26 for 140.02 to a point on the line between the property conveyed to Germantown Trust Savings and Loan Association by the Warranty Deed recorded in Deed Book 211 at page 240 of the Madison County, Mississippi Land Records and the property conveyed to Robert B. Dyess and Glenn T. Ratliff by the Warranty Deed recorded in Deed Book 220 at page 683 of the Madison County, Mississippi Land Records, thence,

2. Southerly through an 87°28'18" angle to the right along the line between the above described Germantown Trust Savings and Loan Association property and the Dyess/Ratliff property for 15.21 feet to the POINT OF BEGINNING for the description of the subject property. Continue thence,

3. Southerly in a straight line along the line between the above described Germantown Trust Savings and Loan Association property and the Dyess/Ratliff property for 104.89 feet to a point on the line between the property conveyed to Murjac, Inc., by the Warranty Deed recorded in Deed Book 214 at page 566 of the Madison County, Mississippi Land Records, and the above described Dyess/Ratliff property, thence,

4. Easterly through an 89°56'52" angle to the left along the line between the above described Murjac, Inc. property and the above described Dyess/Ratliff property for 189.69 feet to a point on the East line of Lot 26 of "Addition to Tougaloo", thence,

5. Northerly through a 90°00'00" angle to the left along the East line of Lot 26 for 104.75 feet, thence,

6. Westerly through a 90°00'07" angle to the left for 189.79 feet to the Point of Beginning.

This conveyance is made subject to, and there is excepted from the warranty hereof, the following:

1. Any and all prior reservations or conveyances of oil, gas and other minerals in, on or under the subject property; and
2. An easement reserved in Warranty Deed recorded in Book 220, Page 683, in the records of the office of the Chancery Clerk of Madison County, Mississippi, and shown along the east side of subject property in the survey of Warren A. Garrott, Jr. dated December 14, 1988; and
3. Terms and conditions contained in Warranty Deed recorded in Book 201, Page 502; and
4. Easement executed by David M. Furr and Patsy B. Furr to the City of Ridgeland, dated May 9, 1989 filed on May 23, 1989 at 9 A.M., recorded in Book 253, Page 529.