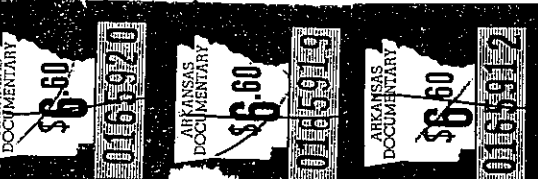


Prepared by Attorney Frank Lady  
Jonesboro, Arkansas

DEED OF GUARDIAN

KNOW ALL MEN BY THESE PRESENTS:

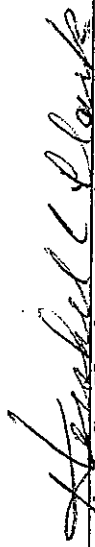
On May 9, 1977, the Probate Court of the Jonesboro District of Craighead County, Arkansas, entered an order authorizing and directing Hershel C. Clark, as the guardian of the estate and person of Johannah E. Clark, an incompetent, also known as Hannah Clark, and the widow of Albert Clark, to sell the real estate described herein at private sale to O. L. Carr, Jr., and Dorcas Carr, his wife, and Bob R. Carr and Betty Carr, his wife. Such order is recorded in Book 9, at Page 183, Probate Records for the Jonesboro District of Craighead County, Arkansas. In accordance with such order, I, Hershel C. Clark, as the guardian of the estate and person of said Johannah E. Clark, hereby acknowledge receipt of the sum of \$18,000.00 paid by O. L. Carr, Jr., and Dorcas Carr, his wife, and Bob R. Carr and Betty Carr, his wife, together with a note in the amount of \$42,000.00 together with a mortgage securing same; and therefore I do hereby grant, sell and convey a one-half undivided interest in the property hereinafter described located in the Jonesboro District of Craighead County, Arkansas, unto said O. L. Carr, Jr., and Dorcas Carr, his wife, as an estate by the entirety; and the other one-half undivided interest in said property to Bob R. Carr and Betty Carr, his wife, as an estate by the entirety:



A part of Lot 6 and a part of the West 108.2' of Lot 7 of Hannah Webb Sub-Division of the S 1/2 SW 1/4 of Section 9, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Southwest corner of Lot 6 of Hannah Webb Sub-Division of S 1/2 SW 1/4 of Section 9, Township 14 North, Range 4 East; thence North on the West line of said Lot 6, 1319' to the Northwest corner of said Lot 6; thence N 89° 14' E on the North line of said Lot 6 and on the North line of Lot 7 of Hannah Webb Sub-Division of S 1/2 SW 1/4 of Section 9, T 14 N, R 4 E 404.45'; thence S 0° 02' E parallel with and 108.2' East of the West line of said Lot 7, 911.8'; thence S 57° 24' W parallel with the Northwesterly right-of-way line of Arkansas State Highway No. 1, 129' to the West line of said Lot 7; thence S 27° 23' E 236.6' to the East line of the West 108.2' of said Lot 7; thence S 0° 02' E on the East line of the West 108.2' of said Lot 7, 32.7' to the Northwesterly right-of-way line of Arkansas State Highway No. 1, thence S 57° 24' W on said right-of-way line 73.5'; thence N 31° 02' W on said right-of-way line 41.1'; thence S 57° 40' W on said right-of-way line 174.5' to the South line of aforesaid Lot 6, thence S 89° 14' W on said lot line 175.6' to the point of beginning, containing 11.62 acres, as shown on a plat of survey dated 8-18-76 prepared by Haywood, Kenward & Associates, Inc.

To have and to hold unto said O. L. Carr, Jr., and Dorcas Carr, his wife, and unto said Bob R. Carr and Betty Carr, his wife, and unto their respective heirs and assigns forever.

Witness my hand as guardian of the estate and person of Johannah E. Clark, incompetent, on this the 9th day of May, 1977.

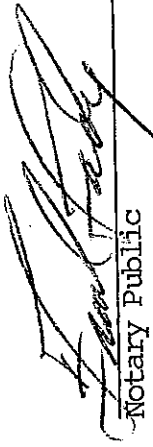
  
Hershel C. Clark, guardian



ACKNOWLEDGEMENT

On this the 9th day of May, 1977, before me, the undersigned officer, personally appeared Hershel C. Clark, of Jonesboro, Arkansas, known to me to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

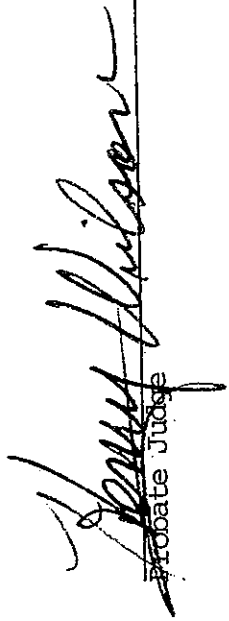
  
Notary Public

My commission expires: 3-15-78.

ORDER APPROVING DEED

The foregoing deed is examined and approved by the court on this the 9th day of May, 1977.

IT IS SO ORDERED.

  
Probate Judge

FILED IN RECORDS  
9 May 77  
12:30 P.

*Deane Parkins*

CERTIFICATE OF RECORD

STATE OF ARKANSAS )  
County of Craighead ) ss  
I, Gale Chambers, Clerk of the Circuit Court and Ex-Officio Registrar for the County aforesaid do hereby certify that the foregoing instrument of writing was filed for record in my office on 9th day of May A.D. 1977 at 12:30 clock P.M., and the same is now duly with the acknowledgment and certificate. Given, I do hereby certify and attest.  
Book, Vol. 244 Page 172  
In Testimony Whereof, I have hereunto set my hand and official seal this 9th day of May A.D. 1977

May A.D. 1977  
Gale Chambers, Circuit & Clerical Clerk  
By *Cornel McGee*

MOONEY & BOONE

ATTORNEYS AT LAW

214 EAST WASHINGTON - P. O. BOX 1423

JONESBORO, ARKANSAS 72401

CHARLES M. MOONEY  
JOE C. BOONE, JR.

April 11, 1977

PHONE:  
501 - 935-5847

Mr. & Mrs. O. L. Carr, Jr.  
3202 Baswell  
Jonesboro, Arkansas 72401

Dear Mr. & Mrs. Carr:

I have examined abstract of title prepared by Markle Abstract Company of Jonesboro, Arkansas, containing a total of 91 pages and certifying from the earliest possible public records to and including March 24, 1977, at 8:00 o'clock a.m., so far as the same concerns the record title to the following described real property situated in Craighead County, Arkansas, to-wit:

A part of Lot 6 and a part of the West 108.2 feet of Lot 7 of Hannah Webb Subdivision of the South Half of the Southwest Quarter of Section 9, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Southwest corner of Lot 6 of said Hannah Webb Subdivision; thence North on the West line of said Lot 6 1319 feet to the Northwest corner of said Lot 6; thence North 89° 14' East on the North line of said Lot 6 and the North line of Lot 7 of said Hannah Webb Subdivision 404.45 feet; thence South 0° 02' East parallel with and 108.2 feet East of the West line of said Lot 7 911.8 feet; thence South 57° 24' West parallel with the Northwesterly right-of-way line of Arkansas State Highway No. 1, 129 feet to the West line of said Lot 7; thence South 27° 23' East 236.6 feet to the East line of the West 108.2 feet of said Lot 7; thence South 0° 02' East on the East line of the West 108.2 feet of said Lot 7, 32.7 feet to the Northwesterly right-of-way line of Arkansas State Highway No. 1; thence South 57° 24' West on said right-of-way line 73.5 feet; thence North 31° 02' West on said right-of-way line 41.1 feet; thence South 57° 40' West on said right-of-way line 174.5 feet to the South line of aforesaid Lot 6; thence South 89° 14' West on said Lot Line 175.6 feet to the point of beginning, containing 11.62 acres.

Mr. & Mrs. O. L. Carr, Jr.  
April 11, 1977  
Page 2

I am of the opinion that said abstract of title shows a merchant-able, fee simple record title to the above described property as of March 24, 1977, at 8:00 o'clock a.m. to be vested in Hannah Clark, widow of Albert D. Clark, deceased. The land, however, is subject to the following:

1. The 1975 general taxes are paid; 1976 are now due and owing. The 1976 Drainage District Number 30 taxes are paid; 1977 are now due and owing. The seller should be responsible for the 1976 taxes as well as her pro-rated share of the 1977 taxes.
2. Examination of survey dated August 18, 1976, prepared by Haywood, Kenward & Associates, Inc., reveals a fence encroachment along the East, North and West property lines of said tract. This opinion is subject to these encroachments which have been called to the attention of the buyer.
3. A guardian was appointed for Johanna E. Clark on June 30, 1976, in the Craighead County Probate Court, Case Number P 76-109. We will require an order of the court approving the sale and a properly executed and filed Guardian's Deed.

This opinion does not cover any encroachments which might be revealed by a competent survey nor the rights of any person or persons in possession of said property or any portion thereof. Nor does this opinion cover the possibility of unrecorded mechanics' or materialman's liens for labor performed or material furnished in connection with this property within the last 120 days.

Cordially yours,

MOONEY & BOONE

By 

CMM:bd

Abstract attached.