

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That MATTHEWS LIQUIDATION CORPORATION, formerly known as Matthews of Monette, Inc., a corporation organized under the laws of the State of Arkansas, Grantor, by its President and Secretary, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by LINDA MATTHEWS and BOATMEN'S TRUST COMPANY OF ARKANSAS, TRUSTEES OF PHILLIP MATTHEWS TRUST NO. 1, Grantees, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said Grantees, and unto their successors and assigns forever, the following described land, situated in Craighead County, Arkansas:

A part of Block "C" of the amended plat of Stadium Square, Jonesboro, Arkansas, being more particularly described as follows: Begin at the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 33, Township 14 North, Range 4 East; thence North 0° 44' East, 1.0 foot; thence South 89° 57' West, 72.50 feet to the West right-of-way line of Arkansas Highway No. 1 (Stadium Boulevard); thence North 1° 03' East along said right-of-way line, 225.7 feet; thence North 0° 15' 13" East along said right-of-way line, 60.0 feet; thence North 89° 35' West, 30.0 feet to the point of beginning proper; thence North 89° 35' West, 298.50 feet; thence North 0° 25' East, 220.0 feet; thence North 45° 44' 31" East, 129.43 feet to the Southerly right-of-way line of Parker Road; thence with the meanderings with said right-of-way line as follows: South 57° 06' East, 94.30 feet; South 72° 10' East, 120.3 feet; South 32° 24' East, 76.90 feet to the West right-of-way line of Arkansas Highway No. 1 (Stadium Boulevard); thence South 0° 15' 13" West along said right-of-way line, 129.72 feet to the P.C. of a curve right whose radius = 29.91 feet; thence Southwesterly along said curve 47.07 feet to the P.T. of said curve and the point of beginning proper, containing 1.90 acres, more or less, subject to all rights-of-way and easements of record.

A parcel of unplatted property situated in Cobb's Survey in the Southeast Quarter of the Northwest Quarter of Section 18, Township 14 North, Range 4 East of the Fifth Principal Meridian in the City of Jonesboro, Craighead County, Arkansas, more particularly described as follows, to-wit:

Beginning at the Southwest corner of Lot 1 of Gambill's Addition to the City of Jonesboro, Arkansas, according to the recorded plat thereof; thence South 88° 43' 53" West,

This Instrument Prepared By  
WOMACK, LANDIS, PHELPS, McNEILL & McDANIEL  
A Professional Association  
Attorneys at Law  
Jonesboro, Arkansas

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along the North right-of-way line of 50.0 foot wide Johnson Avenue to the intersection with the East right-of-way line of 60.0 foot wide Main Street; thence North 04° 40' 07" West a distance of 150 feet, more or less, to the intersection of a line drawn parallel with and distant 10.0 feet southerly of, as measured at right angles and radially to the centerline of Burlington Northern Railroad Company's Laturette Track No. 1, as now located and constructed; thence easterly, parallel with said Laturette Track centerline, a distance of 280.0 feet, more or less, to the intersection of the West lines of said Lot 1 of said Gambill's Addition; thence South along said West line of Lot 1 a distance of 108.0 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD the same unto the said Grantees, and unto their successors and assigns forever, with all appurtenances thereunto belonging. And Grantor hereby covenants with the said Grantees that it will forever warrant and defend the title to said lands against all claims whatever.

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its President and attested and its seal affixed by its Secretary, this 3rd day of February, 1997.

MATTHEWS LIQUIDATION CORPORATION,  
Formerly Known as Matthews of  
Monette, Inc.

By Linda Matthews  
Linda Matthews, President

ATTEST:

Clarice Matthews  
Clarice Matthews, Secretary

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ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day before me personally appeared Linda Matthews and Clarice Matthews, to me personally well known, who acknowledged that they were the President and Secretary, respectively, of MATTHEWS LIQUIDATION CORPORATION, formerly known as Matthews of Monette, Inc., a corporation, and that they, as such officers, being authorized so to do, had executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

WITNESS my hand and official seal this 3rd day of February, 1997.

Sharon Craig  
Notary Public

My Commission Expires:

10-21-06

AMOUNT OF TAX \$-0- (Exempt Transfer)  
I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Jim Womack, agent  
Grantee or Agent

Grantee's Address: P. O. Box 1800  
Jonesboro, AR 72403

DEED BOOK 528 PAGE 397-399  
DATE : 02-04-1997  
TIME : 03:37:27 P.M.  
FILED & RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY, AR.  
ANN HUDSON  
CIRCUIT CLERK

Pat Rongshale, D.C.