

## GENERAL WARRANTY DEED

For and in consideration of the sum of Three Hundred Ten Thousand, Five Hundred Dollars (\$310,500.00), of which amount \$75,000.00 has heretofore been cash paid under lease-purchase contract, and the receipt of which is hereby acknowledged, and with the remaining \$235,500.00 balance being evidenced by the one installment note of the Grantees herein, payable to the Grantor in ten equal annual installments of principal and interest, according to amortization schedule, and the payment of which note is secured by a purchase money deed of trust upon the hereinafter described lands, I, Caffey Robertson, do hereby convey and warrant unto Jack Brooks and W.S. Jordan the lands situated in DeSoto County, Mississippi, and described as follows, to-wit:

207 acres, more or less, situated in Section Six (6), Township Three (3), Range Seven (7) West, and more particularly described by metes and bounds, as follows, to-wit:

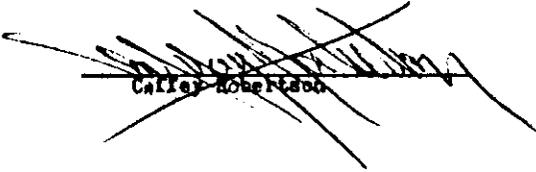
Beginning at a spike in the center of Green T. Road, being the Northeast corner of said Section 6 and the Northeast corner of the lands herein described; thence South 00 degrees 34 minutes 33 seconds West, 3371.60 feet along the East line of said Section to an iron pin; thence North 89 degrees 01 minutes 16 seconds West 2403.77 feet to an iron pin; thence North 09 degrees 24 minutes 11 seconds West 1493.60 feet to an iron pin; thence North 13 degrees 04 minutes 19 seconds West 389.08 feet to an iron pin; thence North 03 degrees 00 minutes 34 seconds West 1528.63 feet to a spike in Green T. Road; thence South 89 degrees 01 minutes 16 seconds East along the North line of said Section, 2850 feet to the point of beginning, and as said lands are shown by Survey Plat and Description prepared by Ronald R. Williams, C. E., dated February 15, 1973.

This conveyance and Grantor's warranty of title is made subject to the existing easement and right of way for Green T. Road on the North side of said lands, to the proposed easement and right of way for McIngvale Road on the East side of said lands, to any rights of Mississippi Power and Light Co. for electric easement by virtue of instrument dated December 5, 1963, and of record in Book 50, Page 349 of the Deed Records of said County, and to Zoning, Subdivision, and Building Regulations of DeSoto County, Mississippi.

Complete possession to said lands is to be granted to Grantees, as owners, upon the delivery of this deed, and Grantor, under his warranty of title, is to pay all 1975 taxes against said lands.

I, the said Caffey Robertson, Grantor, further warrant that no part of said lands constitute my homestead and that it is not necessary for my wife to join in this conveyance.

Witness my signature, this the 8th day of December, 1975.

  
Caffey Robertson

State of Tennessee,  
County of Shelby.

This day personally appeared before me, the undersigned Notary Public in and for said County and State, Caffey Robertson, Grantor in the foregoing deed, who acknowledged that he signed and delivered said deed upon the day and year of its date and for the purposes and considerations therein expressed.

Given under my hand and seal of office, this the 8<sup>th</sup> day of December, 1975.

My Commission Expires:  
3.5.78

R. Goldschmidt  
Notary Public



STATE OF MISSISSIPPI, DEWITT COUNTY

I certify that the within instrument was filed for record at 3 o'clock 15 minutes P. M. 11 day of Dec. 1975, and that the same has been recorded in book 122 page 103 of the PUBLIC RECORDS of said County.

Witness my hand and seal this the 12 day of Dec. 1975.

Fees \$ 3.00 p.l.

H. P. Ferguson, CLERK