

GENERAL WARRANTY DEED

For and in consideration of the sum of Sixteen Thousand, Eight Hundred Dollars (\$16,800.00), of which amount \$2,500.00 is this day cash paid, the receipt of which is hereby acknowledged, with the remaining \$14,300.00 balance being evidenced by the joint monthly installment note of the Grantees herein and the payment of which note is secured by a purchase money deed of trust upon the hereinafter described lands, We, Julius Washington and wife, Clara B. Washington, do hereby convey and warrant unto Charlie Jones and his wife, Othie Lee Jones, as tenants by the entirety, with the right of survivorship (not as tenants in common) the lands situated in DeSoto County, Mississippi, and described as follows, to-wit:

14.01 acres, more or less, situated in the South Half of the Southeast Quarter of Section Two (2), Township Two (2), Range Nine (9) West, and more particularly described by metes and bounds, as follows, to-wit:

Beginning at the Southeast corner of said Section Two (2); thence along the South line of said Section Two (2), South 84 degrees 30 minutes 00 seconds West 745 feet to an iron pin; thence North 5 degrees 43 minutes 33 seconds West 818.35 feet to an iron pin; thence North 84 degrees 20 minutes 43 seconds East 744.98 feet to a point on the East line of said Section Two (2); thence South 5 degrees 43 minutes 33 seconds East 820.36 feet along the East line of said Section Two(2) to the point of beginning, and as said lands are shown by Survey Plat and Certificate of Charles G. Carver, Registered Surveyor, dated February 6, 1976. And said lands are part of the lands conveyed to these Grantors by Nelson Washington and wife, by deed dated April 5, 1972, and of record in Book 95, Page 111 of the Deed Records of said County.

This conveyance and Grantors' warranty of title is made subject to any existing easements or rights of way for Poplar Corner Road on the East side of said lands and for Church Road on the South side of said lands, to any existing easements for gas pipe lines and electric circuit purposes, and to Zoning, Subdivision, and Building Regulations of DeSoto County, Mississippi.

Complete possession to said lands is to be granted upon delivery of this deed, and Grantors, under their warranty of title, are to pay all 1976 taxes against said lands.

Witness our signatures, this the 18th day of March, 1976.

Julius Washington
Julius Washington
Clara B. Washington
Clara B. Washington

State of Mississippi,
County of DeSoto.

This day personally appeared before me, the undersigned authority in and for said County and State, Julius Washington and his wife, Clara B. Washington, Grantors in the foregoing deed, who severally acknowledged that they each 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 18th day of March, 1976.

My Commission Expires January 7, 1980

H. H. [Signature]
Chancery Court Clerk
MISSISSIPPI

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 15 minutes A M. 18 day of March 1976, and that the same has been recorded in Book 123 Page 478 records of WARRANTY DEED of said County.

Witness my hand and seal this the 18 day of March 1976

H. H. [Signature]
Chancery Court Clerk