

ANN YATES WHITTEN (Being One  
and the Same Person as  
ANN YATES and ANNE YATZS)

GRANTOR

TO

WARRANTY DEED

EDWARD LEE WHITTEN, SR., ET UX

GRANTEE

For and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, ANN YATES WHITTEN (Being One and the Same Person as ANN YATES and ANNE YATES), do hereby sell, convey and warrant unto EDWARD LEE WHITTEN, SR. and wife, ANN YATES WHITTEN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot No. 3, Mussacuna Plantation, Section 26, Township 3 South, Range 8 West, DeSoto County, Mississippi, more particularly described as:

BEGINNING at the Northeast Corner of the Southeast Quarter of the said Section 26; thence South  $89^{\circ} 48' 19''$  West 715.05 feet to the Point of Beginning; thence South  $0^{\circ} 00' 00''$  West 200.00 feet; thence North  $89^{\circ} 48' 19''$  East 330.00 feet; thence South  $23^{\circ} 31' 46''$  East 438.36 feet; thence South  $0^{\circ} 00' 00''$  West 488.74 feet; thence North  $57^{\circ} 51' 14''$  West 569.58 feet; thence South  $89^{\circ} 48' 19''$  West 604.95 feet; thence South  $0^{\circ} 00' 00''$  West 1,160.00 feet; thence North  $89^{\circ} 48' 19''$  East 1,319.55 feet; thence South  $0^{\circ} 00' 00''$  West 660.00 feet to a point, said point being the Southeast Corner of Section 26, Township 3 South, Range 8 West; thence South  $89^{\circ} 48' 19''$  West 2,639.10 feet; thence North  $0^{\circ} 00' 00''$  East 2,640.00 feet; thence North  $89^{\circ} 48' 19''$  East 1,924.05 feet to the Point of Beginning; and containing 121.38 Acres, more or less, according to attached Survey Plat of Boyd B. Greene, P. E., dated January 30, 1975, and Revised February 20, 1976.

ALSO: Grantor hereby conveyed unto Grantees a 50-foot perpetual right-of-way and easement over and across her adjoining property for the purposes of ingress and egress, as shown on attached Survey Plat of Mussacuna Plantation, Boyd B. Greene, P. E., dated January 3, 1975.

SUBJECT TO: Subdivision and Zoning rules and regulations of DeSoto County Planning Commission; Requirements of DeSoto County Health Department; Rights-of-Way and Easements for Public Roads and Public Utilities; and, Easements to Cane-Mussacuna Drainage District recorded in Right-of-Way Deed Book 80, Page 266 and Book 80, Page 268 in the Office of the Chancery Clerk of said county.

By way of explanation, Ann Yates Whitten (Being One and the Same Person as Ann Yates and Anne Yates), Grantor, received the above

described land by Will of Susa Y. Pointer, said Will and Proof of Will being filed for record on the 27th day of January, 1949, and recorded in Book 6, Pages 92-93 in the Office of the Chancery Clerk of DeSoto County, Mississippi, which land was at that time subject to the life estate vested in Lucile L. Lynn; the said Lucile L. Lynn died intestate on or about June 5, 1960, and the Estate of the said Lucile L. Lynn being fully administered through DeSoto County, Mississippi, Chancery Court Cause No. 8856 and Decree on Final Account and Discharge of Administratrix given June 5, 1962, was recorded in the Chancery Court Clerk's Office in said county in Minute Book 24, Page 466.

Edward Lee Whitten, Sr. has joined in this deed for the purpose of conveying unto Grantee any and all right, title and interest he has or may have in and to the property described herein.

Possession will be given upon delivery of this deed.

WITNESS my signature this, the 2nd day of April, 1976.

Ann Yates Whitten  
Ann Yates Whitten (Being One and the Same Person as Ann Yates and Anne Yates)

Edward Lee Whitten, Sr.  
Edward Lee Whitten, Sr.

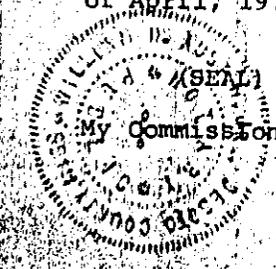
STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

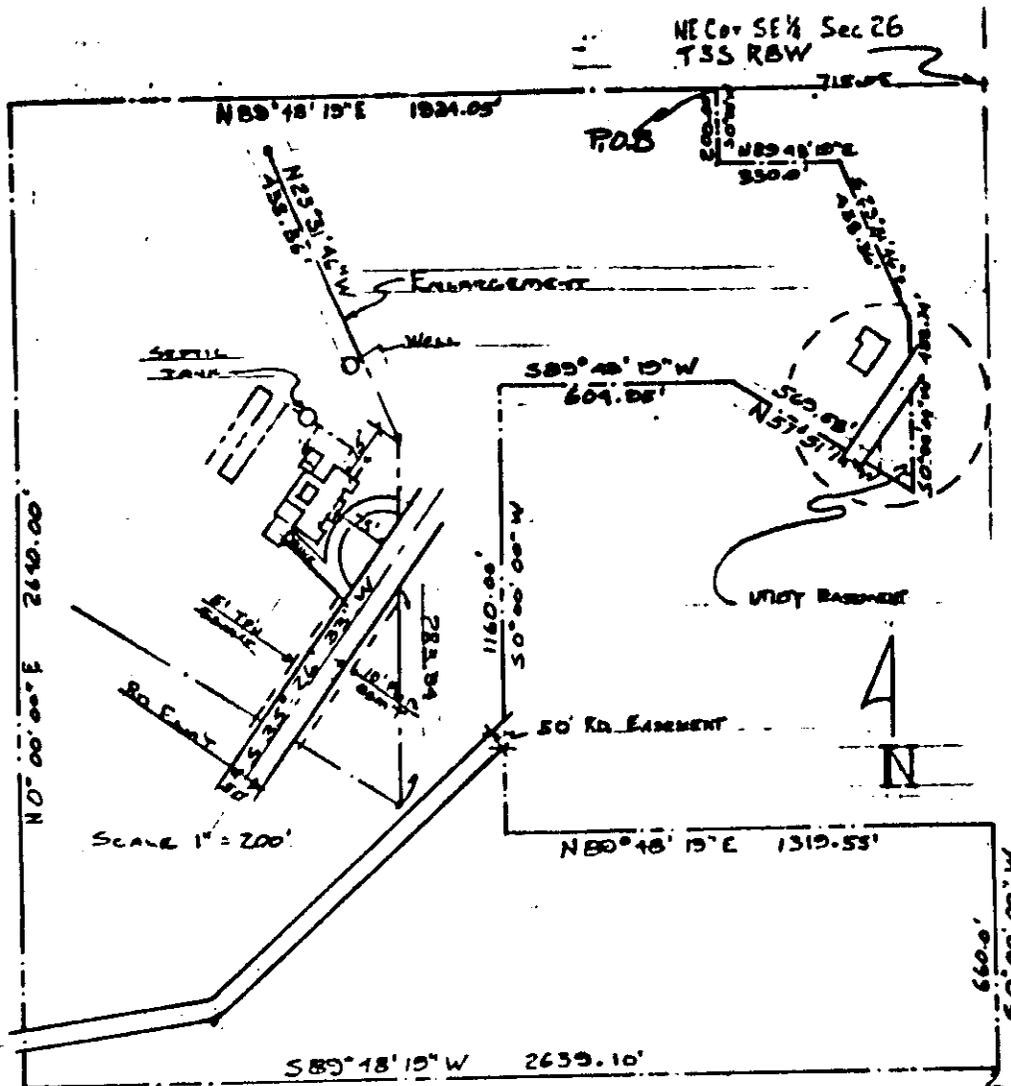
THIS DAY personally appeared before me, the undersigned authority in and for said County and State, the within named ANN YATES WHITTEN (Being One and the Same Person as Ann Yates and Anne Yates), and EDWARD LEE WHITTEN, SR., who each acknowledged that they signed and delivered the foregoing Warranty Deed on the date mentioned and for the purposes expressed.

GIVEN under my hand and Official Seal this, the 2nd day of April, 1976.

William H. [Signature]  
NOTARY PUBLIC

My Commission Expires: 15th day of April, 1976





Scale 1" = 400'

SEC or Sec 26 TSS RBW  
DeSoto Co., Miss.

**SURVEY LOT #3 MUSSACUNNA PLANTATION**

Lot No. 3, Mussacuna Plantation, Section 26, Township 3 South, Range 8 West, DeSoto County, Mississippi, more particularly described as:

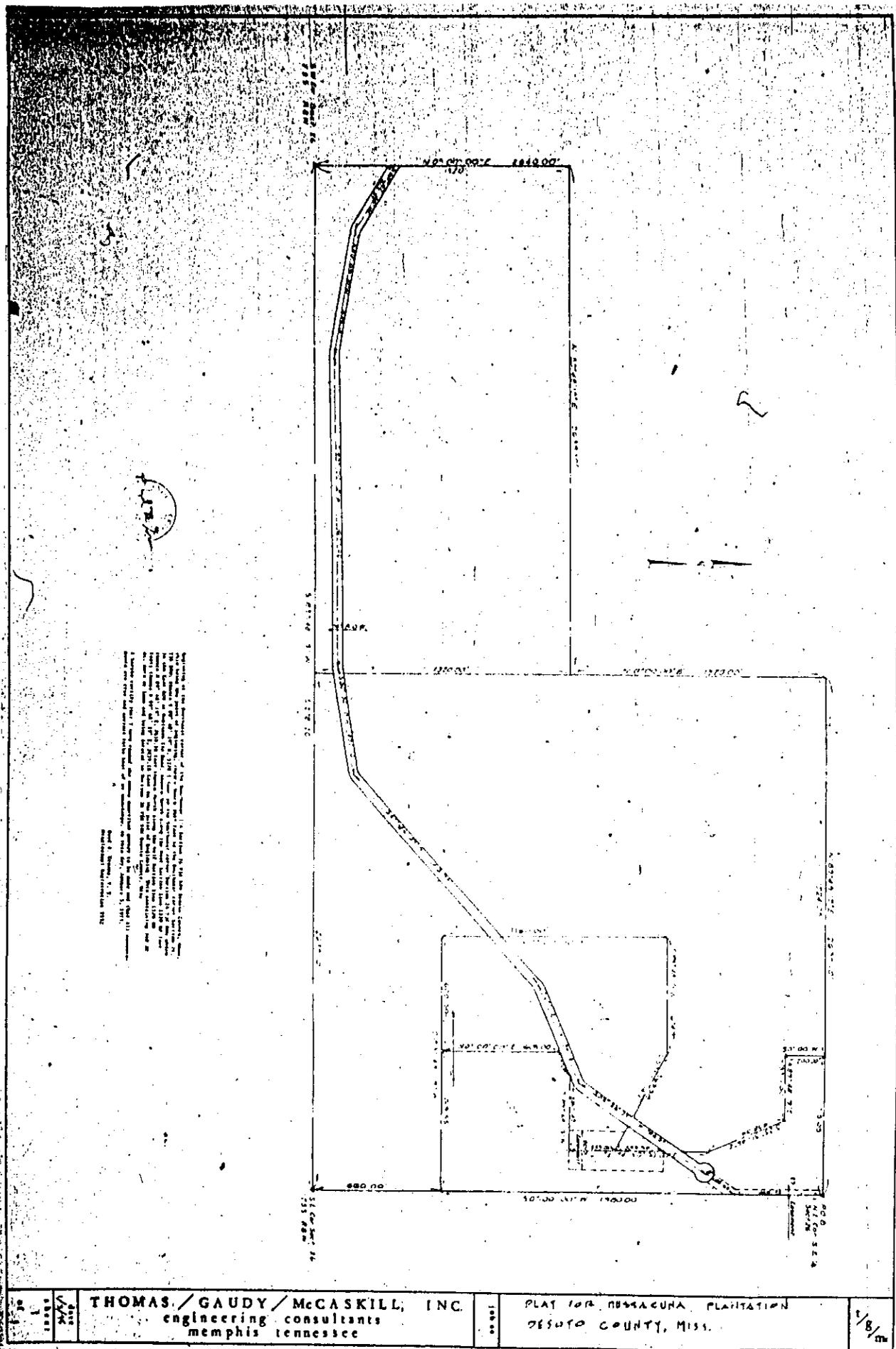
BEGINNING at the Northeast Corner of the Southeast Quarter of the said Section 26; thence South 89° 48' 19" West 715.05 feet to the Point of Beginning; thence South 0° 00' 00" West 200.00 feet; thence North 89° 48' 19" East 330.00 feet; thence South 23° 31' 46" East 438.36 feet; thence South 0° 00' 00" West 488.74 feet; thence North 57° 51' 14" West 569.58 feet; thence South 89° 48' 19" West 604.95 feet; thence South 0° 00' 00" West 1,160.00 feet; thence North 89° 48' 19" East 1,319.55 feet; thence South 0° 00' 00" West 660.00 feet to a point, said point being the Southeast Corner of Section 26, Township 3 South, Range 8 West; thence South 89° 48' 19" West 2,639.10 feet; thence North 0° 00' 00" East 2,640.00 feet; thence North 89° 48' 19" East 1,924.05 feet to the Point of Beginning and containing 121.38 Acres, more or less.

January 30, 1975

*Boyd B. Greene*  
Boyd B. Greene, P. E.



Revised 2-20-76



THIS INSTRUMENT, INCLUDING THE SURVEY THEREON, IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT FILED FOR RECORD IN THE PUBLIC RECORDS OF THE STATE OF MISSISSIPPI, DESOTO COUNTY, MISSISSIPPI, ON THE 5th DAY OF APRIL, 1976, AT 4 O'CLOCK P.M. IN BOOK 123 PAGE 643.

<p>THOMAS / GAUDY / McCASKILL, INC.          engineering consultants          memphis tennessee</p>	<p>PLAT FOR OSKAGUCHA PLANTATION          DESOTO COUNTY, MISS.</p>	<p>T/S/m</p>
---	--	--------------

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 4 o'clock 55 minutes P. M. 2 day of April 1976, and that the same has been recorded in Book 123 Page 643 records of WARRANTY DEED in said County.

Witness my hand and seal this 5 day of April 1976

*H. R. Ferguson*

5.50