

164
VIRGIL T. WHITTEN, ET UX,
Grantors

TO

FREDERICK A. SHAW, III, ET UX,
Grantees

WARRANTY DEED

For and in consideration of the sum of \$10.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, VIRGIL T. WHITTEN and wife, DOROTHY SUE WHITTEN, do hereby sell, convey and warrant unto FREDERICK A. SHAW, III, and wife, DEBORAH B. SHAW, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described land lying and being situated in Section 2, Township 4 South, Range 8 West, DeSoto County, Mississippi:

Beginning at an iron pin in the Southeast corner of the West Half of the Northwest Quarter of Section 2, Township 4 South, Range 8 West; thence North 84°22'20" East 149.80 feet to a 3" iron pipe; thence North 7°20" West 1016.05 feet to the Southeast corner of the 10 acre tract; thence North 7°20" West 318.26 feet to an iron pin being the Northeast corner of said Tract; thence South 83°40'40" West 1361.00 feet to a point in the center of a public road, being the northwest corner; thence South 4°22'20" East along the center of said road 318.32 feet to a point being the Southwest corner; thence North 83°40'40" East 1377.45 feet to the Southeast corner of the 10 acre tract.

The Grantors covenant that MRS. BILLYE B. WHITTEN died on October 4, 1973, and that at the time of her death was the spouse of the said VIRGIL T. WHITTEN.

The Grantors' warranty of title is subject to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; to those rights of way to Mississippi Power & Light Company of record in Deed Book 70, at page 366, and in Deed Book 140, at page 458, of the land records of DeSoto County, Mississippi, to which said instruments reference is hereby made; to the right of way for Robertson Gin Road, a public road; to the perpetual easement for road right of way recorded in Book 44, at page 259, of the land records of said county and state, to which instrument reference is hereby made; to rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded servitudes or easements, any matters not of record, including lack of access, which

would be disclosed by an accurate survey and inspection of the property, and easements or other uses of subject property not visible from the surface.

Possession is given upon the delivery of this deed with taxes for the year 1978 to be prorated.

WITNESS OUR SIGNATURES, this the 13 day of October, 1978.

Virgil T. Whitten
VIRGIL T. WHITTEN

Dorothy Sue Whitten
DOROTHY SUE WHITTEN

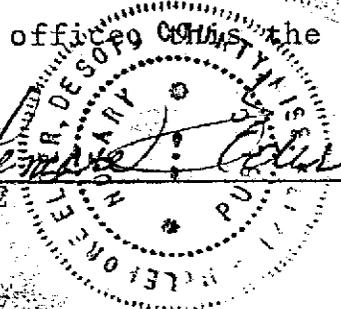
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said county and state, the within named VIRGIL T. WHITTEN and wife, DOROTHY SUE WHITTEN, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

13th GIVEN under my hand and official seal of office on the 13th day of October, 1978.

My commission expires:
4/6/82

Jane M. [Signature]
NOTARY PUBLIC



SEND TAX STATEMENTS TO:

Mrs. & Mrs. Frederick Shaw
6258 Robertson Ave Road
Hernando, MS 38632

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 8 o'clock and 50 minutes A.M., 16 day of Oct, 1978 and that the same has been recorded in Book No. 139, Page 164 records of Warranty Deeds of said County.

Witness my hand and seal this 16 day of Oct, 1978
YES _____ PD 350 SEAL H. D. Ferguson CLERK