

JAMES P. TIPTON, )  
 Grantor )  
 To ) WARRANTY DEED  
 KEITH W. FERRELL, )  
 Grantee )

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, I, JAMES P. TIPTON, an unmarried man, do hereby grant, bargain, sell, convey, and warrant to KEITH W. FERRELL, the land lying and being situated in DeSoto County, Mississippi, described as follows:

Being part of the Northwest Quarter of Section 2, Township 3, Range 7 West, DeSoto County, Mississippi, more particularly described as follows:

Commencing at a point on the south line of said Quarter Section 1479.52 feet east of the southwest corner of said Quarter Section and being on the centerline of Lauderdale Road; thence North 5° 30' West parallel with the east line of the Harold R. Chamberlain, et ux, tract a distance of 891.28 feet to a point in the centerline of a ditch; thence meandering with the centerline of a ditch to the northwest corner of the Keith W. Ferrell property; thence South 5° 36' West parallel with the west line of the Keith W. Ferrell property, a distance of 1208.79 feet to a point in the south line of said quarter section; thence South 84° 33' 26" West a distance of 577.32 feet along said south Quarter Section line to the point of beginning and containing 12.50 acres, more or less. This being the same land conveyed to James P. Tipton by Warranty Deed dated January 12, 1979, and recorded in Book 138, page 593, of the deed records of DeSoto County, Mississippi.

The hereinabove described property is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations, and Health Department regulations in effect in DeSoto County, Mississippi.

Taxes for the year 1979 will be paid by the Grantor. Taxes for the year 1980 will be paid pro-rata between Grantor and Grantee as to the date of delivery of deed. All subsequent years will be paid by the Grantee. Possession is given with delivery of this deed.

WITNESS my signature, this the 18<sup>th</sup> day of January, 1980.

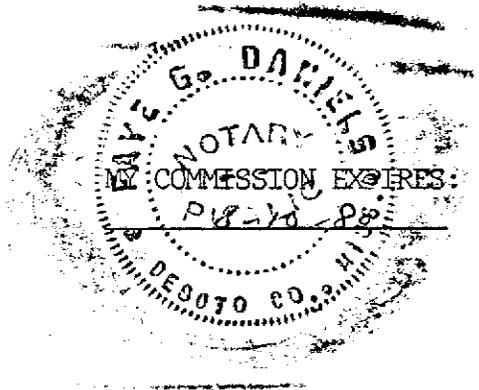
*James P. Tipton*  
 James P. Tipton

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, the within named JAMES P. TIPTON, an unmarried man, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 18th day of January, 1980.

James G. Daniels  
Notary Public



STATE OF MISSISSIPPI, DESOTO COUNTY  
I certify that the within instrument was filed for record at 9 o'clock and 40 minutes A.M., 18 day of Jan., 1980 and that the same has been recorded in Book No. 145, Page 541 records of Warranty Trust Deeds of said County.  
Witness my hand and seal this 18 day of Jan., 1980  
FEES 3.50 pd. SEAL R. G. Ferguson CLERK