

CURTIS R. USRY, SR., ET UX,

GRANTORS

TO

WARRANTY DEED

ALBERT L. BROADWAY, ET UX,

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, CURTIS R. USRY, SR. and wife, BETTY J. USRY, do hereby sell, convey and warrant unto ALBERT L. BROADWAY and wife, PEGGY M. BROADWAY, as tenants by the entirety with the right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

22 Acres situated in the northwest quarter of Section 1, Township 3 South, Range 7 West, and more particularly described as follows, to-wit: BEGINNING at a point in the center of Byhalia Road that is 660 feet east of the northwest corner of said Section 1 and also being the northeast corner of the Perry lands; thence South 3° 15' East along the east line of said Perry lands and an existing fence 1320 feet to the southeast corner of the Noble lands, and also being in the south line of the Broadway lands; thence North 86° 45' East along the Broadways south line 728 feet to a point; thence North 3° 15' West and parallel to said Perry's east line 1313 feet to a point in the center of Byhalia Road; thence South 87° 18' West along the center of said Road 728.04 feet to the Point of Beginning, and as said lands are shown by survey plat and description of J. E. Lauderdale, C. E., dated February 4, 1976, and being the same property described of record in Deed Book 123, Page 182, of the Land Deed Records of DeSoto County, Mississippi.

Further consideration for this transfer is the assumption by the Grantees of that certain outstanding unpaid indebtedness to T. J. Broadway, et ux, as evidenced by a Deed of Trust of record in Trust Deed Book 196, Page 403, said indebtedness being in the principal amount as of this date in the sum of \$ 26,627.91 , to which Grantees herein take subject to, assume and agree to pay.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and subject to existing easements held by Mississippi Power and Light Company and to the right of way held by DeSoto County, Mississippi, shown in Right-Of-Way Book 46, Page 249, Land Deed Records of said County, and to oil, gas and mineral lease of record in Oil, Gas and Mineral Lease Book 2, Page 105, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and as noted in Oil, Gas and Mineral Book 2, Page 301, in the records of said County.

Taxes for the year 1980 are to be prorated and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 7th day of May, 1980.

Curtis R. Usry, Sr.
Curtis R. Usry, Sr.
Betty J. Usry
Betty J. Usry

STATE OF MISSISSIPPI
COUNTY OF DESOTO

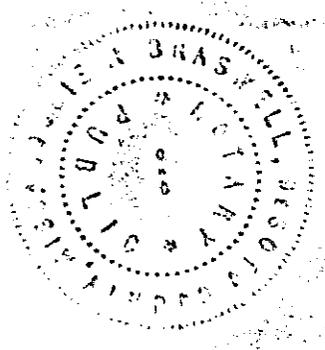
This day personally appeared before me, the undersigned authority in and for said County and State, the within named CURTIS R. USRY, SR. and wife, BETTY J. USRY, who severally acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 7th day of May, 1980.

Lebbie M. Braswell
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES FEB. 27, 1984



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 00 minutes A. M. 12 day of May, 1980, and that the same has been recorded in Book 147 Page 253 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 13 day of May, 1980.

Fee \$3.50Pd.

SEAL H. A. Ferguson CLERK