

214
VERNON J. McBRIDE, ET AL.,

GRANTOR

TO

WARRANTY DEED

J. JEANETTE MARTIN, TRUSTEE FOR
THE R. WAYNE MARTIN FAMILY TRUST,

GRANTEE

For and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, we, Vernon J. McBride, Dr. Edwin L. Scott and Sandra Bastin Holmes, do hereby sell, convey and warrant unto J. Jeanette Martin, Trustee for the R. Wayne Martin Family Trust, the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

Two hundred (200) acres situated in Section 3, Township 3 South, Range 6 West, described as follows: BEGINNING at the Northwest Corner of said Section 3; run thence South $0^{\circ} 32' 16''$ West along the West line of said Section 3 a distance of 1344.35 feet to a point; thence run South $88^{\circ} 42' 44''$ East a distance of 16.46 feet to the true point of beginning; thence continuing South $88^{\circ} 42' 44''$ East along an existing wire fence a distance of 3958.78 feet to a point; thence run South $0^{\circ} 32' 16''$ West a distance of 823.12 feet to a point; thence run South $70^{\circ} 23' 45''$ West a distance of 1488.90 feet to a point; thence run South $1^{\circ} 17' 16''$ West a distance of 541 feet to a point; thence run North $88^{\circ} 42' 44''$ West a distance of 278 feet to a point; thence run South $51^{\circ} 17' 16''$ West a distance of 1100 feet to a point; thence run South $30^{\circ} 17' 16''$ West a distance of 1117.05 feet to a point; thence run South $84^{\circ} 18' 09''$ West a distance of 821.63 feet to a point on the East right of way of Mississippi Highway 305; thence run North $3^{\circ} 49' 56''$ West along the East right of way of said Mississippi Highway 305 a distance of 93.16 feet to a point; thence run North $1^{\circ} 30' 38''$ East along the said East right of way of Mississippi Highway 305 a distance of 857.42 feet to a point; thence run North $0^{\circ} 07' 34''$ West along the East right of way of said Highway a distance of 1182.98 feet to a point; thence run North $0^{\circ} 35' 50''$ West along the East right of way of said Highway a distance of 1508.66 feet to a point; thence run North $8^{\circ} 53' 34''$ West along said East right of way of said Highway a distance of 39.96 feet to the true point of beginning, and containing 200.00 acres, and as shown by Survey Plat and Certificate of G. E. Osborne, P. E., dated May 23, 1973.

LESS AND EXCEPT:

(1) Lot 16 of original McBride-Seawright Subdivision as evidenced by Warranty Deed of record in Deed Book 123, Page 165, Land Deed Records, DeSoto County, Mississippi; LESS AND EXCEPT: (2) One Hundred Sixteen (116) acres, more or less, as shown by Warranty Deed from Vernon J. McBride, et al., to J. Jeanette Martin, Trustee, recorded Deed Book 147, Page 297, Land Deed Records, DeSoto County, Mississippi; Leaving net acreage transferred by this conveyance of 70 acres, more or less, and being further described as being the same property conveyed to David H. Vanderburg by deed of record in Deed Book 107, Page 505, with the LESS AND EXCEPTS as noted herein.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and rights of way and easements for public roads and public utilities.

The warranty is further subject to any existing easements for electric circuit purposes held by Mississippi Power & Light Company shown by instrument dated April 4, 1963, and of record in Book 50, Page 239, Land Deed Records of DeSoto County, Mississippi.

Further consideration for this transfer is the assumption by the Grantee of that certain outstanding unpaid indebtedness to David H. Vanderburg, as evidenced by deed of trust of record in Trust Deed Book 173, Page 597, being in the principal amount as of this date in the amount of \$ 107,946.61, to which Grantee herein takes subject to, assumes and agrees to pay.

The warranty in this deed is further subject to outstanding deed of trust from David H. Vanderburg to The Methodist Children's Home, Inc., recorded in Trust Deed Book 166, Page 443, Land Trust Deed Records, DeSoto County, Mississippi, which said debt secured thereby is the responsibility of David H. Vanderburg, and Grantee herein takes subject to and does not assume.

Taxes for the year 1980 are to be paid by purchaser.

WITNESS OUR SIGNATURES this the 17th day of October, 1980.

Vernon J. McBride
Vernon J. McBride
Dr. Edwin L. Scott
Dr. Edwin L. Scott
Sandra Bastin Holmes
Sandra Bastin Holmes

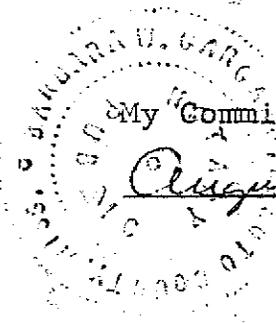
STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within-named Vernon J. McBride, 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 and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of office, this the 17th day of October, 1980.

Barbara W. Gargano
NOTARY PUBLIC



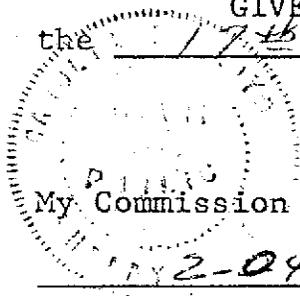
My Commission expires:
August 28, 1984

STATE OF Tenn.
COUNTY OF Shelby

This day personally appeared before me, the undersigned authority in and for said County and State, the within-named Dr. Edwin L. Scott, 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 and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of office, this the 17th day of October, 1980.

Carol A. Lloyd
NOTARY PUBLIC



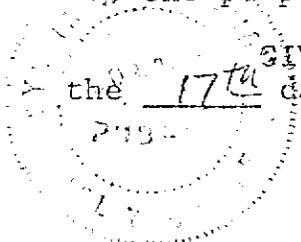
My Commission expires:
2-04-84

STATE OF TENN.
COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for said County and State, the within-named Sandra Bastin Holmes, who acknowledged that she signed and delivered the above and foregoing WARRANTY DEED on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of office, this the 17th day of October, 1980.

Julia Q. Caraway
NOTARY PUBLIC



My Commission expires:
8-10-82

STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 9 o'clock 15 minutes A. M. 18 day of Nov. 1980, and that the same has been recorded in Book 151 Page 214 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 18 day of Nov. 1980.
CLERK