

ROLAND IRWIN LYONS, ET UX)
 2329 Gwynn Rd., Nesbit, MS)
 Grantors)
 To)
 J.W. TURNER)
 2331 Gwynn Rd., Nesbit, MS)
 Grantee)

WARRANTY DEED

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, ROLAND IRWIN LYONS and wife, MILDRED L. LYONS, do hereby grant, bargain, sell, convey and warrant unto J.W. TURNER the land lying and being situated in DeSoto County, Mississippi, described as follows:

Being 7.96 acres in Section 23, Township 2, Range 8 West, DeSoto County, Mississippi, being more particularly described as BEGINNING at an iron pin on the west line of Gwynn Road being 1035.1 feet south and 35.0 feet west of the northeast corner of the southeast 1/4 of Section 23, Township 2, Range 8 West; thence south 84° 45' west 1403.40 feet to an iron pin in the east line of ICRR ROW; thence north 19° 01' west 303.50 feet along said ROW to an iron pin; thence north 84° 44' 29" east 934.10 feet to an iron pin; thence south 40° 53' 16" east 160.73 feet to an iron pin; thence south 72° 46' 37" east 119.61 feet; thence north 81° 56' 51" east 126.21 feet to an iron pin; thence north 77° 07' 48" east 212.58 feet to an iron pin in the west line Gwynn Road; thence south 5° 28' east 153.0 feet along said west line to the point of beginning. All bearings are magnetic.

A plat of the above described property was made by Charles G. Carver, RLS, dated April 2, 1981, and is attached hereto and made a part hereof and is to be recorded herewith.

The Grantee herein is hereby given a right of ingress and egress to use Grantors present driveway situated on the south side of the 1.79 acre tract owned by Grantors for a period of three years from date of this deed or until the date of the sale of the 1.79 acre tract, whichever may be sooner.

Situate on the hereinabove described property is one J'Ville 1969 model mobile home, 60' x 12', 2 bedroom, with serial no. 0291.

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 1981 will be paid by the Grantors. Taxes for all subsequent years will be paid by the Grantee. Possession is given with the delivery of this deed.

WITNESS our signatures, this the 23 day of April, 1981.

Roland Irwin Lyons

Roland Irwin Lyons

Mildred L. Lyons

Mildred L. Lyons

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, the within named ROLAND IRWIN LYONS and wife, MILDRED L. LYONS, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 23 day of April, 1981.

John G. Murch

Notary Public



