

WILLIAM W. KERR,  
GRANTOR

TO

WARRANTY DEED

JAN JOHNSON, ET  
AL., GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, William W. Kerr, do hereby sell, convey and warrant unto Jan Johnson and Scottye Davidson the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to wit:

Tract I: 37.7 acres more or less and lying and being situated in Section 33, Township 1 South, Range 6 West, in the Town of Olive Branch, DeSoto County, Mississippi and being more particularly described as BEGINNING at intersection of North right of way of U. S. Highway 78 relocated and South line Section 33, Township 1, Range 6 West; thence Northwesterly along said right of way 2260 feet, more or less, to North line of the W. W. Kerr tract; thence East along said North line 1760 feet, more or less to West line of the Light and Power Utility lot; thence South along West line of said Utility Lot 560 feet to Southwest Corner; thence East along South line said Utility lot 600 feet, more or less, to West right of way of State Highway 305; thence Southwardly along said State Highway right of way 830 feet more or less, to South line said Section; thence West along said South line 550 feet, more or less, to point of beginning and containing 37.7 acres.

Tract II: Part of the Light and Power Utility Company Lot in part of Section 33, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi, BEGINNING at a point in the west right of way of Mississippi Highway 305 opposite highway station 69+00 and being 863 feet north of the south line of Section 33; Township 1 South; Range 6 West; thence North 2° 46' West along the west right of way of Miss. 305 a distance of 81 feet to a point; thence South 86° 20' West 334 feet to a point; thence North 3° 41' West 51 feet to the corner post of an existing chain link fence; thence South 86° 07' West along an existing fence 365.6 feet to a point in the west line of the said Light and Power Utility Co., lot; thence South 2° 12' East along said west line of Utility Co., lot 150 feet to the southwest corner of said Utility Co., lot; thence North 87° East 633.9 feet along the south line of said Utility Co. lot to a point in the West right of way line of Miss. 305; thence North 13° 39' East 28 feet along said right of way to a point; thence North 86° 20' East 60 feet along said right of way to the point of beginning and containing 2.0 acres more or less. All bearings are magnetic.

LESS AND EXCEPT the following deeds of record in office of the Chancery Clerk of DeSoto County, Mississippi: .918 acres conveyed to D. D. Mills in Deed Book 122 Page 180, .229 acres conveyed to D. D. Mills in Deed Book 124 Page 400, .10 acres conveyed to D. D. Mills in Deed Book 127 Page 13, 0.63 acres conveyed to Eugene Forrest Hamilton in Deed

Book 135, Page 778, 6.855 acres conveyed to Keene Corporation in Deed Book 135, Page 781, 1.72 acres conveyed to Olive Branch Associates, Ltd., in Deed Book 143, Page 75, 3.1 acres conveyed to Jeanette R. Johnson, et al. in Deed Book 144, Page 11, 3.0 acres conveyed to Jan Johnson, et al. in Deed Book 149, Page 493, 0.60 acres conveyed to Jan Johnson, et al. in Deed Book 155, Page 75, 0.73 acres conveyed to Eugene O'Neal Hoover in Deed Book 155, Page 77, and .3 acres conveyed to City of Olive Branch in Deed Book 155, Page 409.

Said tracts containing in the aggregate twenty (20) acres, more or less.

The warranty in this deed is subject to subdivision and zoning regulations in effect for the City of Olive Branch and rights-of-way and easements for public roads and public utilities and subject to a twenty-foot (20') easement for ingress and egress to Doyce E. Hunt recorded in Book 150, Page 590, Land Deed Records, DeSoto County, Mississippi, and to a twenty-foot (20') sewer easement to the City of Olive Branch recorded in Book 140, Page 681, Land Deed Records, DeSoto County, Mississippi.

Taxes for the year 1981 are to be prorated, and possession is to take place upon delivery of this deed.

Grantor warrants that this property constitutes the homestead of no one.

WITNESS MY SIGNATURE This the 12<sup>th</sup> day of November, 1981.

*[Handwritten Signature]*  
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William W. Kerr

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 William W. Kerr, 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 12<sup>th</sup> day of November, 1981.

*[Handwritten Signature]*  
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NOTARY PUBLIC

My Commission expires:  
August 28, 1984

Grantor's Address:  
9039 E. Pigeon Roost Avenue  
Olive Branch, MS 38654

Grantee's Address:  
9503 Highway 78  
Olive Branch, MS 38654

STATE OF MISSISSIPPI, DESOTO COUNTY  
I certify that the within instrument was filed for record at 4 o'clock 50 minutes P.M. day of Nov 1981, and that the same has been recorded in Book 156 Page 421 records of WARRANTY DEEDS of said County.  
Witness my hand and seal this the 18 day of Nov 1981.  
Fee 3.50 pd. *[Handwritten Signature]* Clerk