

LIMUEL E. COUCH, GRANTOR

TO

QUITCLAIM DEED

OTIS L. MONTGOMERY, III., ET UX,  
GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged and other good and valuable consideration and for the purpose of settling and dissolving a partnership between the Grantor and Grantees herein, said partnership between the parties as follows: Grantor, Limuel E. Couch owned sixty (60%) percent and Grantee, Otis L. Montgomery, III., et ux, owned forty (40%) percent, I, LIMUEL E. COUCH, do hereby sell, transfer, convey and quitclaim unto OTIS L. MONTGOMERY, III., and wife, JOY J. MONTGOMERY, as tenants by the entirety with the right of survivorship and not as tenants in common, the lands lying in situate in DeSoto County, Mississippi, described as follows, to-wit:

A part of Section 1, Township 3 South, Range 7 West, DeSoto County, Mississippi, and more particularly described as follows: COMMENCING at a point recognized as the southwest corner of said section; thence run north 89° 43' 52" east a distance of 2641.32 feet along the south line of said section to a iron pin at the southwest corner of the southeast quarter of said section, said point being the point of beginning; thence continue north 89° 43' 52" east a distance of 2641.32 feet along said south section line to an iron pin at the southeast corner of said section; thence run north 00° 19' 41" west a distance of 1132.75 feet along the east line of said section to a point; thence run south 89° 43' 52" west a distance of 2311.03 feet to a point; thence run north 00° 18' 49" a distance of 1059.08 feet to an iron pin; thence run south 89° 41' 56" west a distance of 330.00 feet to an iron pin; thence run north 82° 33' 08" west a distance of 576.29 feet to a point; thence run south 00° 18' 49" east a distance of 290.37 feet to an iron pin; thence run north 89° 42' 25" east a distance of 571.00 feet to an iron pin on the west line of said quarter section; thence run south 00° 18' 49" east a distance of 1978.89 feet along the west line of said quarter section to the point of beginning and containing 80.00 acres, more or less. All bearings are referenced to true north.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and rights-of-way and easements of public roads and public utilities and further subject to any easements, encroachments, etc., as shown on the survey of Ronald R. Williams, P.E., dated January 8, 1975. The above lands are a part of the same lands conveyed to the Grantor, Limuel E. Couch, et al, by

210

deed dated October 29, 1974, as of record in Deed Book 115, at Page 351 in the Office of the Chancery Clerk of DeSoto County, Mississippi. A copy of the survey of Rutherford & Associates, dated December 3, 1981 is attached hereto and recorded herewith. It is to be further noted the Grantor herein had heretofore conveyed his interest to the Grantees in 13.30 acres by warranty deed dated February 10, 1975 as of record in Warranty Deed Book 116, at Page 345, however this above description encompasses the entire 80.00 acres of which the 13.30 acre tract is a part.

Possession of said property is given with delivery of this deed with taxes for the current year to be assumed by the Grantees herein.

WITNESS my signature this the 8<sup>th</sup> day of January, 1982.

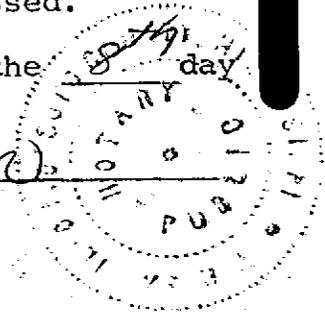
Limuel E Couch  
LIMUEL E. COUCH-GRANTOR

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 Limuel E. Couch, who acknowledged that he signed and delivered the above and foregoing Quitclaim Deed on the day and date 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 8<sup>th</sup> day of January, 1982.

Laura Wilson  
Notary Public



My commission expires:  
10-9-82

GRANTOR: Limuel E. Couch  
568 Laughter Road  
Hernando, Ms. 38632

GRANTEES: Otis L. Montgomery, III., and wife,  
Joy J. Montgomery  
1444 Shelby Drive  
Memphis, Tn.

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 2 o'clock 3 minutes P.M. 11 day of Jan 1982, and that the same has been recorded in Book 157 Page 209 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 15 day of Jan 1982.  
W. M. Ferguson Clerk  
Fee 3.50 pd.

WILLIAM I RONE  
ATTORNEY AT LAW  
P O BOX 524  
HERNANDO, MS 38632