

166  
RUSSELL EDWARD POLE, ROBERT A.  
TUCKER, and ROBERT L. WHITE

GRANTORS

TO

WARRANTY DEED

JOHN A. GRAVES

GRANTEE

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, RUSSELL EDWARD POLE, ROBERT A. TUCKER and ROBERT L. WHITE do hereby SELL, CONVEY and WARRANT unto JOHN A. GRAVES THE LAND lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

114 acres, more or less, in the south half of Section Twenty-Four (24), Township Two (2), Range Ten (10) West, described as beginning at the intersection of the south line of said Section 24 and the East margin of Lake Cormorant, and run thence East 38 chains and 70 links; thence North 36 chains and 52 links, thence West to said Lake Cormorant; thence South along the eastern margin of the waters of said Lake to the beginning; containing 114 acres of land exclusive of six (6) acres in the Lake, and being the same property conveyed to R. E. Buford by Warranty Deed of record in Book 21, Page 213 in the records of DeSoto County, Mississippi.

AND

In Section 24, Township 2, Range 10, DeSoto County, Mississippi; BEGINNING at the northwest corner of the northeast quarter of said section; thence due east along the south line of the public highway or road running east and west through the Town of Lake Cormorant to the stream known as Lake Cormorant; thence in a southwesterly direction following the meander line of said stream about 22 chains; thence due north 21 chains more or less to the point of beginning; being all of the land in the northeast quarter of said section which lies west of said stream; the tract hereby conveyed embraces 10.41 acres and being the same land conveyed by the Trustees of the Lake Cormorant Consolidated School District by Deed of record in the office of the Chancery Clerk of said county in Book 21, Page 543 of the records of land deeds for said county, and any and all interest that the Grantor Russell Edward Pole may have in Section 24, Township 2, Range 10 not described above meaning to describe all property received through his heirs in this Section.

LESS AND EXCEPT:

9.8 acres, more or less conveyed to State Highway Commission of Mississippi for right-of-way in Highway 61 recorded in Deed Book 24, Page 485 and restrictions therein disallowing signs, billboards and other advertising devices along portions of property 150 feet of center line of 61 Highway which intersects part of this property. Meaning to describe and convey approximately 114.61 acres, more or less in Section 24, Township 2, Range 10 and being all of the lands in said Section now owned by Russell Edward Pole, Robert A. Tucker and Robert L. White.

BY WAY OF EXPLAINATION:

Minnie Buford was the sole surviving heir and widow of R.E. Buford. She passed away and probated her Will in the Chancery Court of DeSoto County, Mississippi in Cause No. 8275 in October of 1956. Her beneficiary and survivor was Frances Taylor Pole, a daughter who received a life estate in the above described properties and the remainder to her son, Frank E. Pole, Jr. On October 27, 1956, Frank E. Pole, Jr. conveyed all his interest in the property to Mrs. Frances Taylor Pole. Frances Taylor Pole passed away on January 21, 1975 in Memphis, Tennessee and at the time of her death was a resident citizen of Memphis, Shelby County, Tennessee, and that she left a Last Will and Testament dated April 8, 1974 which was presented to the Probate Court of Shelby County, Tennessee on the 13th day of February, 1975 under Cause No. 10285. However, Frank E. Pole, Jr., the sole beneficiary under her Will passed away prior to Frances Taylor Pole on December 31, 1974. He was divorced at the time having been divorced from Claudeen Pole in the Circuit Court of Shelby County, Tennessee No. 37015 on March 6, 1974. He left as his sole surviving heir, Russell Edward Pole and died intestate at Memphis, Tennessee. Attorney James H. White was appointed the Executor of the Will of Frances T. Pole in the Probate Court of Shelby County, Tennessee on February 13, 1975 and he was also appointed Administrator of the Estate of Frank Earl Pole on February 13, 1975 in Cause No. 102846. On January 5, 1976, said James H. White and Administrator of the Estates of Frances T. Pole and Frank Earl Pole, Jr. filed the last Will and Testament of Frances Taylor Pole and the Administration papers on Frank Earl Pole, Jr. as a Muniment of Title to this property. Said Muniment of Title is recorded in Chancery Clerk's Office in Record Book 44, Page 318. That no further administration or probate of these proceedings was done in the Chancery Court of DeSoto County, Mississippi. It is represented and warranted by the Grantors that Russell Edward Pole is owner and sole surviving beneficiary and heir at law the property through the estates mentioned with the exception to the 1/5 interest owned by Robert A. Tucker and Robert White, Attorneys. It is further represented by the Grantors that no inheritance taxes, state or federal in Mississippi or Tennessee are due on any of the estate of Frances Pole, or Frank Pole, Jr. which would any way effect or constitute a lien against the property sold.

The Grantors further waive any rent under a rental agreement between the Grantor and the Grantee for the year 1982 and Grantee waives any payment he would be due for work done on the house on the property. Taxes for the year 1982 to be paid by the Grantor.

Possession to be given upon delivery of the deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument this the 5th day of November, 1982.

Russell Edward Pole  
RUSSELL EDWARD POLE

Robert A. Tucker  
ROBERT A. TUCKER

Robert L. White  
ROBERT L. WHITE

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

Before me, the undersigned authority in and for said county in said state, this day personally appeared the within named RUSSELL EDWARD POLE, ROBERT A. TUCKER and ROBERT L. WHITE, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 5th day of November, 1982.

Marilyn F. Hartman  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Aug. 24, 1986

Grantor's Address: Robert A. Tucker & Robert L. White  
Attys. Suite 2701-2736-5100 Poplar, Mfs. Tenn.

Grantors Address: 4614 Perkins Cove, Memphis, Tenn. 38137

Grantees Address: P.O. Box 167, Lake Cormorant, Miss. 38641

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 30 minutes A.M. 5 day of Nov. 1982, and that the same has been recorded in Book 162 Page 166 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 8 day of Nov. 1982.  
Fee 4.50 pd. H. M. [Signature] Clerk