

VAN C. GOODE,)
 GRANTOR)
)
 TO) WARRANTY DEED
)
 VAN C. GOODE, ET UX)
 GRANTEES)

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) cash in hand paid, love and affection that I have for my wife and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, VAN C. GOODE, do hereby sell, convey and warrant unto VAN C. GOODE and Wife, RUTH S. GOODE, as tenants by the entirety with full rights of survivorship and not as tenants in common, Grantees, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

20.254 acres situated in the South half of the Northeast quarter of Section 12, Township 3 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the east line of the south half of the north-east quarter of Section 12, a distance of 330.00 feet northwardly as measured along said east line from the southeast corner of the northeast quarter of Section 12, said point of beginning being the northeast corner of Parcel 1, as shown on survey of William L. Perry dated September 19, 1977; thence North 1° 32' East along the east line of the south half of the northeast quarter of Section 12, a distance of 330.00 feet to the southeast corner of Parcel 3, as shown on survey of William L. Perry, dated September 19, 1977; thence North 87° 14' 17" West along the line dividing Parcel 3 and Parcel 2, as shown on said survey, a distance of 2651.45 feet to a point in the west line of the south half of the northeast quarter of Section 12; thence South 2° 51' 14" West along the west line of the south half of the northeast quarter of Section 12, a distance of 334.62 feet to the northwest corner of Parcel 1, as shown on survey of William L. Perry dated September 19, 1977; thence South 87° 20' 22" East along the line dividing Parcel 1 and Parcel 2, as shown on said survey, a distance of 2659.07 feet to the point of beginning, containing 20.254 acres, and being Tract I of the property conveyed to Grantors herein by Deed of record in Deed Book 131, Page 843, Land Deed Records, DeSoto County, Mississippi.

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

The warranty in this deed is further subject to outstanding Deed of Trust from James R. Burnes, et ux to Effie Eason Brady, same being recorded in Trust Deed Book 217, Page 675, Land Deed Records, DeSoto County, Mississippi, as same pertains to the property herein described noted as Tract I on said Deed of Trust.

The warranty on this deed is further subject to that certain Deed of Trust of Van C. Goode and Wife, Peggy M. Goode, to James R. Burnes and wife, Peggy J. Burnes, in the amount of \$20,500.00 executed on the 26th day of January, 1980, and filed for record in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

By way of explanation, Van C. Goode is the widower of Peggy M. Goode, his former wife who passed away on the 26 day of June, 1980. That he subsequently married Ruth S. Goode, his present wife. It is the intention of the Grantor herein to convey a one-half undivided interest in said property to Ruth S. Goode, his wife established through this deed, tenancy by the entirety with the full rights of survivorship and not as tenancy in common.

Taxes for the year 1982 are to be assumed by the Grantees. Possession is to take place upon delivery of this deed.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 8th day of Dec 1982.

Van C. Goode
 Van C. Goode, Grantor

STATE OF MISSISSIPPI
COUNTY OF DESOTO:

PERSONALLY appeared before me the undersigned authority in and for said county and state the within named VAN C. GOODE, 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 for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 8th day of Dec, 1982.

Nancy Windley
Notary Public
De Soto Co., Miss.

My Commission Expires:

My Commission Expires Aug. 11, 1983

Grantor's Address: 1411 Lee Rd.
Byhalia, MS 38611

Grantee's Address: 1411 Lee Rd.
Byhalia, MS 38611

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 50 minutes P.M. 20 day of Dec 1982, and that the same has been recorded in Book 162 Page 623 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 20 day of Dec 1982.

Fee 3.50 pd.

H. M. [Signature] Clerk