

J. W. BRYANT, ET UX,
GRANTORS

TO

WARRANTY DEED

ARTHUR W. McCANDLESS, ET UX,
GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid and other good and valuable legal considerations, the receipt and sufficiency of which is hereby acknowledged, We, J. W. BRYANT and wife, JEAN BRYANT, do hereby sell, convey and warrant unto ARTHUR W. McCANDLESS and wife, RHONDA T. McCANDLESS, as tenants by the entirety with the right of survivorship and not as tenants in common, the following described land situated in DeSoto County, Mississippi, being more particularly described as follows:

Three (3) acres, more or less, in the Northwest Quarter of the Southwest Quarter of Section 16, Township 3, Range 7, DeSoto County, Mississippi, and more particularly described as follows:

BEGINNING at a point in the West Section line of Section Sixteen (16), Township Three (3), Range Seven (7) West, said point being 2,457.45 feet North of the Southwest corner of said Section 16, said point being further described as being the Northwest corner of that certain five (5) acre tract conveyed to Billy Emerson Bryant, et ux, by deed of date October 22, 1968; thence North 84 degrees 30' East 792 feet to a point; thence North 5 degrees 30' West 165 feet to a point; thence South 84 degrees 30' West 792 feet to a point in the West line of said Section; thence South 5 degrees 30' East along the West line of said Section 165 feet to the point of beginning, and being further described as part of that property conveyed to Ramsey Cobb, et ux, by deeds record in Book 26, Page 67, and Book 30, Page 453, of the Deed Records of DeSoto County, Mississippi, but subject to perpetual easement twenty (20) feet in width along the West side of the described land for a right of ingress and egress; together with all appurtenances and hereditaments attached thereto, including a 12 x 60 Vice Roy Mobile Home, and attached room, and out-buildings located on the property.

This conveyance is subject to subdivision, health, and zoning regulations in effect in DeSoto County; taxes for the year 1983 not yet due or payable; and rights-of-way and easements for public roads and utilities.

Taxes for the year 1983 shall be pro-rated between the parties at closing and paid by the Grantees. Possession to be given upon closing.

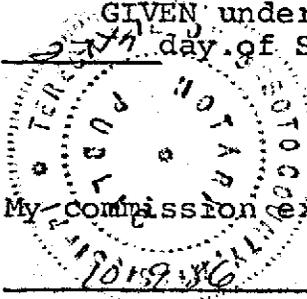
WITNESS our signatures this 27th day of September, 1983.

J. W. Bryant
J. W. BRYANT
Jean Bryant
JEAN BRYANT

722
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 J. W. BRYANT and wife, JEAN BRYANT, who acknowledged that they signed and delivered the above and foregoing warranty deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 27th day of September, 1983.



J. W. C. Woodson
Notary Public

My commission expires: _____

GRANTORS' ADDRESS: 2558 Jaybird Road, Hernando, MS 38632
GRANTEES' ADDRESS: P.O. Box 42, Nesbit, MS 38651

STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 10 o'clock 45 minutes A.M. 28 day of Sept. 1983, and that the same has been recorded in Book 116 Page 121 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 3 day of October 1983.
FEE \$3.50
H. H. Ferguson CLERK