

ALVIN E. GILLESS and)	
ALTON C. GILLESS,)	GRANTORS
)	
TO)	<u>WARRANTY DEED</u>
)	
AAA ANSERPHONE, INC., JACKSON,)	GRANTEE
A MISSISSIPPI CORPORATION,)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars, (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, ALVIN E. GILLESS and ALTON C. GILLESS, do hereby sell, convey and warrant unto AAA ANSERPHONE, INC., JACKSON, A Mississippi Corporation, the following described land lying and being situated in Section 16, Township 1 South, Range 8 West, in the County of DeSoto, State of Mississippi, described as follows, to-wit:

TRACT I. A 4.34 acre tract in the Northwest corner of a 28 acre plot situated at the Northwest intersection of Tulane Avenue and State Line Road, Southaven, Mississippi, described as follows:

Beginning at a point, said point being the intersection of the West line of the S.E. 1/4 of Section 16 and the accepted Tennessee - Mississippi State Line, said point being a 2 inch iron pipe found in the Northwest corner of the Alvin Gilless tract, thence go N89°-53'-45"E - 435.0 feet along the said accepted Tennessee - Mississippi Line to an iron pin; thence go S00°-01'-49"E - 435.0 feet to an iron pin; thence go S89°-53'-45"W - 435.0 feet to an iron pin on the said West line of the S.E. 1/4 and Alvin Gilless tract; thence go N00°-01'-48"W - 435.0 feet along the said West line to the Point of Beginning. Said tract contains 4.34 acres, more or less.

A survey of said property made by Ben W. Smith, RPE # 5930, dated October 22, 1982, is attached hereto as Exhibit "A".

TRACT II. 15' Wide Egress-Ingress Easement Section 16, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, described as follows:

Beginning at a point, said point being in the centerline of Tulane Road, 102 $\frac{1}{2}$ feet south of the Tennessee-Mississippi State Line, said point being the southeast corner of the Frank Wilson tract; thence West along the south line on the said Wilson tract 417 $\frac{1}{2}$ feet to the southwest corner of the Wilson tract; thence go North 104.32 feet to the northwest corner of the Wilson tract; thence go South 89 degrees 53' 45" West - 472 $\frac{1}{2}$ feet to the northeast corner of the above mentioned 4.3 acre tract; thence to South 00 degrees 01' 49" East 50.0 feet along the east line of the said 4.3 acre tract to a point; thence go North 89 degrees 53' 45" East 457 $\frac{1}{2}$ feet to a point; thence go South 69.32 feet to a point; thence go East 432 $\frac{1}{2}$ feet to the center line of Tulane Road; thence go North 15 feet to the Point of Beginning.

TRACT III. 35' Egress - Ingress Easement Section 16, Township 1, Range 8 West, City of Southaven, DeSoto County, Mississippi, described as follows:

Beginning at a point, said point being in the center line of Tulane Road, 102 $\frac{1}{2}$ ' south of the Tennessee-Mississippi State line, said point being the southeast corner of the Frank Wilson tract; thence West along the south line of the said Frank Wilson tract 417 $\frac{1}{2}$ ' to the Southwest corner of the Wilson tract; thence go North 104.32' to the northwest corner of the Wilson tract; thence go East 35' along the Wilson's north line and the Tennessee-Mississippi State line to a point; thence go South 69.32' to a point; thence go East - 382 $\frac{1}{2}$ ' to a point on the centerline of Tulane Road; thence go South 35' to the point of beginning.

Grantors warrant that the aforesaid easements are to run with the land described in Tract I above.

Further consideration of this conveyance is the assumption by the Grantee solely of all obligations and requirements contained in that certain Subdivision Agreement, dated September 30, 1983 between Alvin E. Gilless, Alton C. Gilless and Mobile Communications of America, Parties of the First Part, and the City of Southaven,

Mississippi, Party of the Second Part, recorded in Book 51, Page 526, / recorded in Power of Attorney and Contract book, 526, in the office of the Chancery Clerk of DeSoto County, Mississippi, and to hold Grantors harmless thereunder.

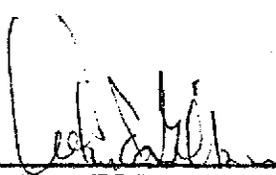
By way of explanation, this is part of the same property conveyed to Alvin E. Gilless and Alton C. Gilless, by warranty deed dated October 2, 1975, and recorded in Warranty Deed Book 121, Page 37, and by warranty deed dated July 9, 1981, and recorded in Warranty Deed Book 155, Page 273, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning rules and regulations of the City of Southaven, Mississippi, Planning Commission and right of way for Tulane Road.

Grantors further warrant that the land and easements herein conveyed constitute no part of their homestead.

Possession shall be given with the delivery of this Deed, and taxes for the year 1983 have been pro-rated and will be paid by Grantee.

WITNESS, our signatures, this the 23rd day of September, 1983.


ALVIN E. GILLESS


ALTON C. GILLESS

Property Address:
Vacant Lot

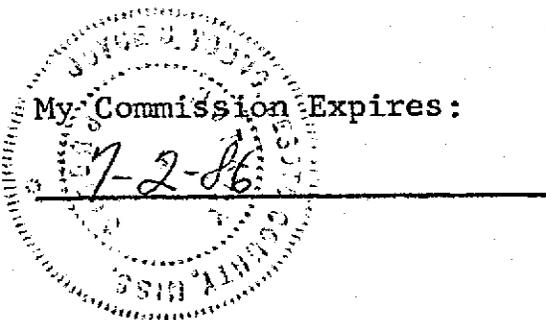
STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named ALVIN E. GILLESS and ALTON C. GILLESS, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 23rd day of September, 1983.

James B. Young
NOTARY PUBLIC



GRANTORS' ADDRESS:
P. O. Box 205
Southaven, Ms. 38671

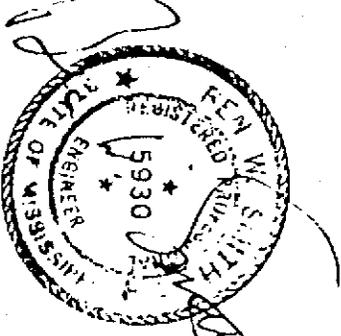
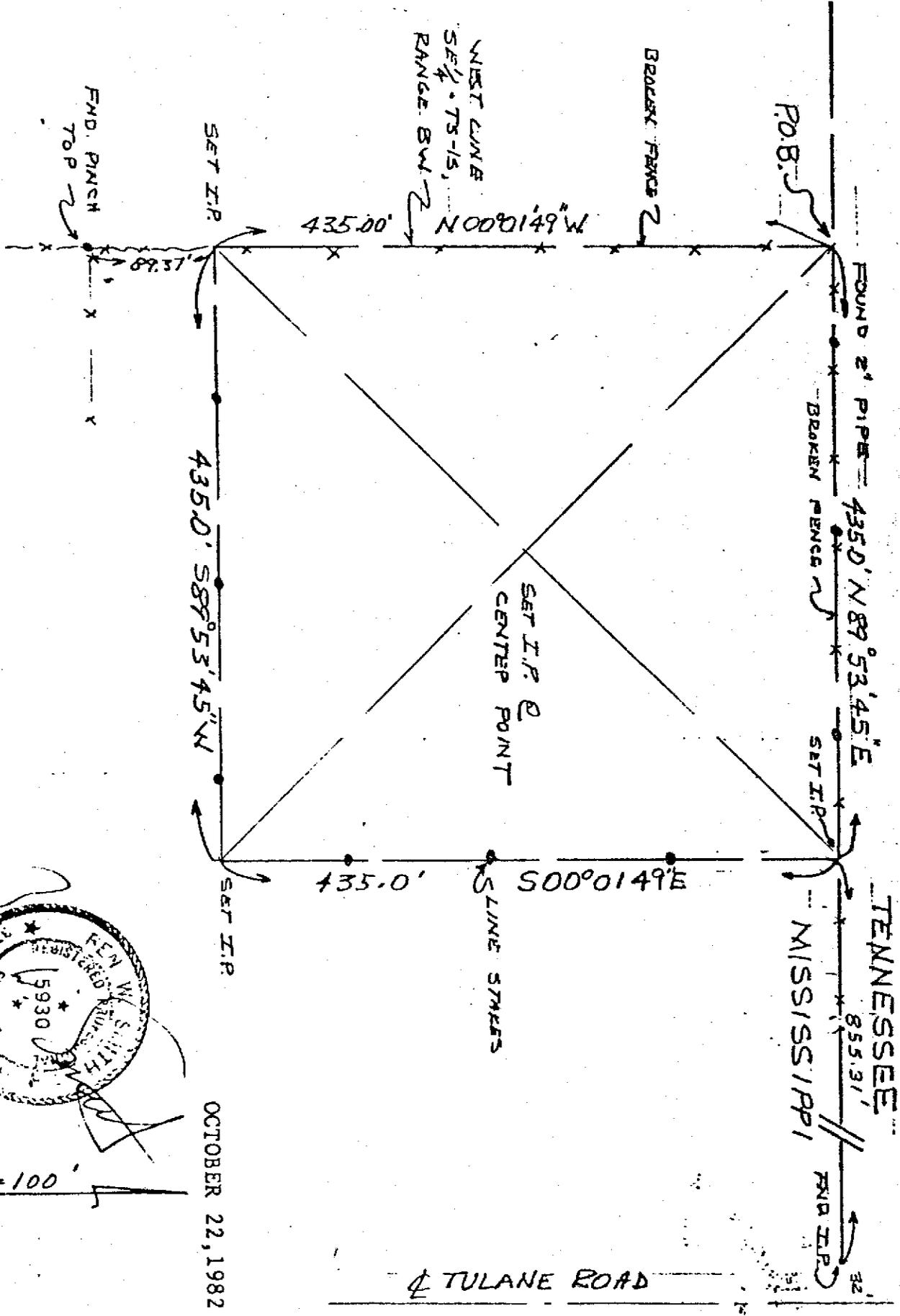
GRANTEE'S ADDRESS:
P. O. Drawer 2367
Jackson, Ms. 39205

This is an accurate survey of the 4.34 Acres described in Tract 1 of the Warranty Deed from Alvin E. Gilless and Alton C. Gilless to AAA ANSERPHONE, INC., JACKSON, a Mississippi Corporation

Ben W. Smith
Ben W. Smith, P. E.*
Miss. No. 5930

EXHIBIT "A"

SURVEY OF PART OF THE ALVIN GILLESS TRACT SECTION 16, TOWNSHIP 1 RANGE 8 WEST, DESOTO COUNTY, MISS.



OCTOBER 22, 1982

1" = 100'

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 2 o'clock 20 minutes P.M. 19 day of Oct 1983, and that the same has been recorded in Book 167 Page 247 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 20 day of Oct 1983. Clerk