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BOYCE LEE GARNER
Grantor

TO

QUIT CLAIM DEED

JESSIE EDWARDS
Grantee

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) cash in hand paid; and other good, legal, sufficient and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Boyce Lee Garner, Grantor, do hereby sell, convey, quit claim, release and remise all of my right, title and interest unto Jessie Edwards, Grantee, the following described land and property being situated in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

The North one hundred twenty (120) acres of the Southeast Quarter of Section 20, Township 2, Range 5 West, DeSoto County, Mississippi, and being the same 120 acres of land conveyed to Eddie Mosby and wife, Precious Mosby by Mrs. Trene Nichols Bailey under deed date January 16, 1947, recorded in Deed Book 35, Page 105 in the Office of the Chancery Court Clerk of DeSoto County, Mississippi, LESS AND EXCEPT seventy (70) acres of land conveyed by Eddie Mosby and wife, Precious Mosby to Eddie Wright and wife, Laura Wright under Deed dated December 1, 1947, and recorded in Deed Book 35, Page 328 in the office of the Chancery Court Clerk of DeSoto County, Mississippi, LESS AND EXCEPT 1.53 acres conveyed by Jessie Brunson and wife, Precious Mosby Brunson to DeSoto County, Mississippi, under deed dated October 3, 1955, recorded in Deed Book 41, page 188 in the office of the Chancery Court Clerk of DeSoto County, Mississippi, LESS AND EXCEPT 13.5 acres conveyed by James P. Tipton, Chancery Court Clerk under order of said Chancery Court, DeSoto County, Mississippi to Elbert Milam and wife, Ermalee Milam by deed dated November 8, 1957 recorded in Deed Book 44, Page 330 in the Office of the Chancery Court Clerk, DeSoto County, Mississippi, LESS AND EXCEPT 6.94 acres of land conveyed by James W. Miller, et al to the Mississippi State Highway Commission by deed dated September 8, 1965 recorded in Deed Book 63, Page 288 in the Office of the Chancery Court Clerk, DeSoto County, Mississippi, and reference is made to the herein conveyance for more accurate description of the said land.

By way of explanation, this is the same property quit claimed by Boyce Lee Garner unto H. R. Garner by Quit Claim Deed dated October 14, 1981, recorded in Deed Book 156, Page 171, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi. This being the same property that Boyce Lee Garner obtained by virtue of the deed from Geneva C. Garner, widow of his brother, Harry J. Garner, by deed dated October 5, 1981; and by virtue of the deed from Dale P. Estes dated October 1976, recorded in Deed Book 126, Page 683 in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

By way of explanation, this is the same property quit claimed by H. R. Garner unto Boyce Lee Garner by Quit Claim Deed dated February 9, 1982, recorded in Deed Book 157, Page 449, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

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This conveyance is made subject to all applicable building restrictions, easements of record and restrictive covenants.

Taxes for the years 1982 and 1983 are to be paid by the Grantee herein.

Possession shall pass upon delivery of this deed.

Witness the signature of the Grantor, this the 23rd day of February, 1984.

Boyce Lee Garner
BOYCE LEE GARNER, 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 Boyce Lee Garner, who acknowledged that he signed and delivered the above and foregoing Quit Claim 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 23rd day of February, 1984.



Lottie Lou Garner
NOTARY PUBLIC

My Commission Expires:
June 13, 1987

Grantor's Address: 19 Union Street, Hernando, Mississippi 38632
Grantee's Address: 543 North Street, Coldwater, Mississippi

Filed @ 11:30 A.M. 24 February, 1984
Recorded in Book 169 Page 157
H. G. Ferguson, Clerk