

WARRANTY DEED

THOMAS J. LEWIS AND BARRY BRIDGFORTH, d/b/a GRANTOR
LEW-BRIDGE CONSTRUCTION COMPANY
PHILLIP JEFFREY NICHOLS AND WIFE, GRANTEE
VICKIE LYNN DAWSON NICHOLS

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is acknowledged THOMAS J. LEWIS AND BARRY BRIDGFORTH does hereby sell, convey and warrant to PHILLIP JEFFREY NICHOLS and wife, VICKIE LYNN DAWSON NICHOLS as tenants by the entirety with the right of survivorship and not as tenants in common the land in DeSoto County, Mississippi, described as follows, to-wit:

Lot _____ Section _____ in _____ Subdivision in Section 13, Township 2 South, Range 7 West, as shown by the plat recorded in Plat Book _____, Page _____, in the Office of the Chancery Clerk of said County.

A 1.5 acre Lot as part of a 3.0 acre tract in Section 13, Township 2 South, Range 7 West, Desoto County, Mississippi, more particularly described as BEGINNING at a point in the center of Pleasant Hill Road, said point being 1107 feet north of the public well at the intersection in the village of Pleasant Hill, said point being 110 feet North of the Southwest corner of the 3.0 acre tract in Section 13, Township 2 South, Range 7 West; thence North 23 degrees 30 minutes East 178 feet along the center of Pleasant Hill Road to a point in the South line of the Falkner Lot; thence South 70 degrees East 327 feet along the South line of said Falkner Lot to a point in an existing fence; thence South 23 degrees 48 minutes West 222 feet along an existing fence to a point; thence North 62 degrees 16 minutes West 326 feet to the point of beginning and containing 1.5 acres, more or less. All bearings are magnetic. As per survey by J. F. LAUDERDALE, P. E., dated January 24, 1984. Being the same property conveyed to THOMAS J. LEWIS AND BARRY BRIDGFORTH, d/b/a LEW-BRIDGE CONSTRUCTION COMPANY, by Corrected Trustee's Deed in Book 165, Page 551, in said Chancery Clerk's Office of Desoto County Mississippi.

SELLERS ADDRESS: 22 Highway 51 South
Hernando, MS 38632

The warranty in this deed is subject to subdivision and zoning regulations in effect and the restrictive covenants and Flowage Easements shown on the recorded plat of said subdivision.

Possession will be given on delivery of this deed, with taxes for 1984 to be pro-rated between the parties.

Witness the signature of the Grantor this the 29th day of February 1984.

Property address:
3834 Pleasant Hill Road
Olive Branch, Ms 38654

LEW-BRIDGE CONSTRUCTION COMPANY
Thomas J. Lewis V.P.
BY: THOMAS J. LEWIS VICE PRESIDENT
Barry Bridgforth
BY: BARRY BRIDGFORTH, Vice-President

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said county and state, the within named THOMAS J. LEWIS AND BARRY BRIDGFORTH known to me to be the VICE PRESIDENTS of LEW-BRIDGE CONSTRUCTION COMPANY, who acknowledged that THEY signed and delivered the above and foregoing warranty deed on the day and date therein mentioned for and on behalf of said company.

Given under my hand and official seal of office this the 29th day of February, 1984.

[Signature]
NOTARY PUBLIC

My commission expires: My Commission Expires May 31, 1987

Filed @ 2:10 P.M. March 2, 1984
Recorded in Book 169 Page 216
H. G. Ferguson, Clerk