

ROSA M. ZAMBRONI

GRANTOR

TO

WARRANTY DEED

ROGER MOTZ and wife,  
ANN MOTZ, ROBERT SCHAEFFER  
and WARREN EASLEY

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, ROSA M. ZAMBRONI, do hereby sell, convey and warrant unto ROGER MOTZ and wife, ANN MOTZ, an undivided one-thirs (1/3) interest, ROBERT SCHAEFFER, an undivided one-third (1/3) interest and WARREN EASLEY, an undivided one-third (1/3) interest in the following described property situated in the County of DeSoto, State of Mississippi more particularly described in Exhibit "A" which is attached hereto and made a part of the Warranty Deed and which is shown on survey of Jsoeph G. Tidwell dated July 6, 1984.

BY WAY OF EXPLANATION: The herein described property attached as Exhibit "A", also is meaning to describe the same property conveyed by Walter G. Kellar, et ux to Angelo Zambroni, et ux in Deed Book 107, Page 70 dated August 28, 1973 and that certain Quit-Claim Deed dated March 13, 1979 from George W. Durley, et al to Rosa M. Zambroni recorded in Book 139, Page 591 in the Chancery Clerk's Office of DeSoto County, Mississippi, and that property described in the Final Decree, in Cause No. 74-716 LESS AND EXCEPT that parcel sold to Cencor, Inc., dated March 8, 1979. That Angelo Zambroni passed away on the 28th day of January, 19 78.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and further, subject to all applicable building restrictions and restrictive covenants and easements of record.

Taxes for the year 1984 to be prorated and paid by the Grantees and possession is to be given with this deed.

WTNESS the signature of the Grantor on this the 25th day of July, 1984.

  
\_\_\_\_\_  
ROSA M. ZAMBRONI

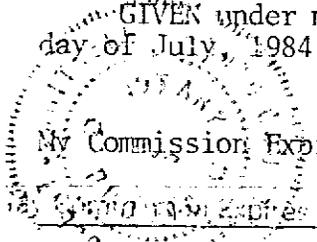
STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

PERSONALLY appeared before me, the undersigned authority in and for county and state aforesaid, the within named ROSA M. ZAMBRONI who did acknowledge to me that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office on this the 25th day of July, 1984.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



Property Address: 190 East State Line Rd., Southaven, Miss. 38671

Grantor's Address: 2860 Redwing, Memphis, Tenn. 38118

Grantees' Address: 1277 STATE line Rd, Southaven, Miss 38671

Survey of Part of the southeast Quarter of Section 13, Township 1, South, Range 8, West, Desoto County, Ms., being thà same property shown on Warranty Deed, Dated August 28, 1973, Book 107, Page 70, and March 28, 1979, in Warranty Deed Book 139, Page 591, and being more particularly described as follows:

Beginning at a point in the center line of State Line Road, said point being, 574.61 feet west of the southeast corner of Section 13; thence north 89 degrees, 45 minutes, 20 seconds east, a distance of 671.74 feet to a point; thence north 1 degrees, 46 minutes, 20 seconds west, a distance of 53.00 feet, said point being the point of beginning, of this survey; thence north 1 degrees, 46 minutes, 20 seconds west, a distance of 647.00 feet to a pipe; thence north 89 degrees, 37 minutes, 36 seconds, a distance of 630.79 feet to a pipe; thence south 1 degrees, 41 minutes, 20 seconds, a distance of 25.77 feet to a pipe; thence north 88 degrees, 12 minutes, 21 seconds east, a distance of 17.25 feet to a pipe; thence south 3 degrees, 44 minutes, 00 seconds west, a distance of 623.79 feet to a pipe; thence south 89, degrees, 45 minutes, 20 seconds west, a distance of 39.62 feet to a pipe; thence North 1 degrees, 30 seconds, 25 minutes west, a distance of 271.80 feet to a point; thence south 89 degrees, 50 minutes, 49 seconds west, a distance of 120.0 feet to a point; thence south 1 degrees 30 minutes, 25 seconds east, a distance of 272.62 feet to a point; thence south 89 degrees, 45 minutes, 20 seconds west, a distance of 509.83 feet to the point of beginning.

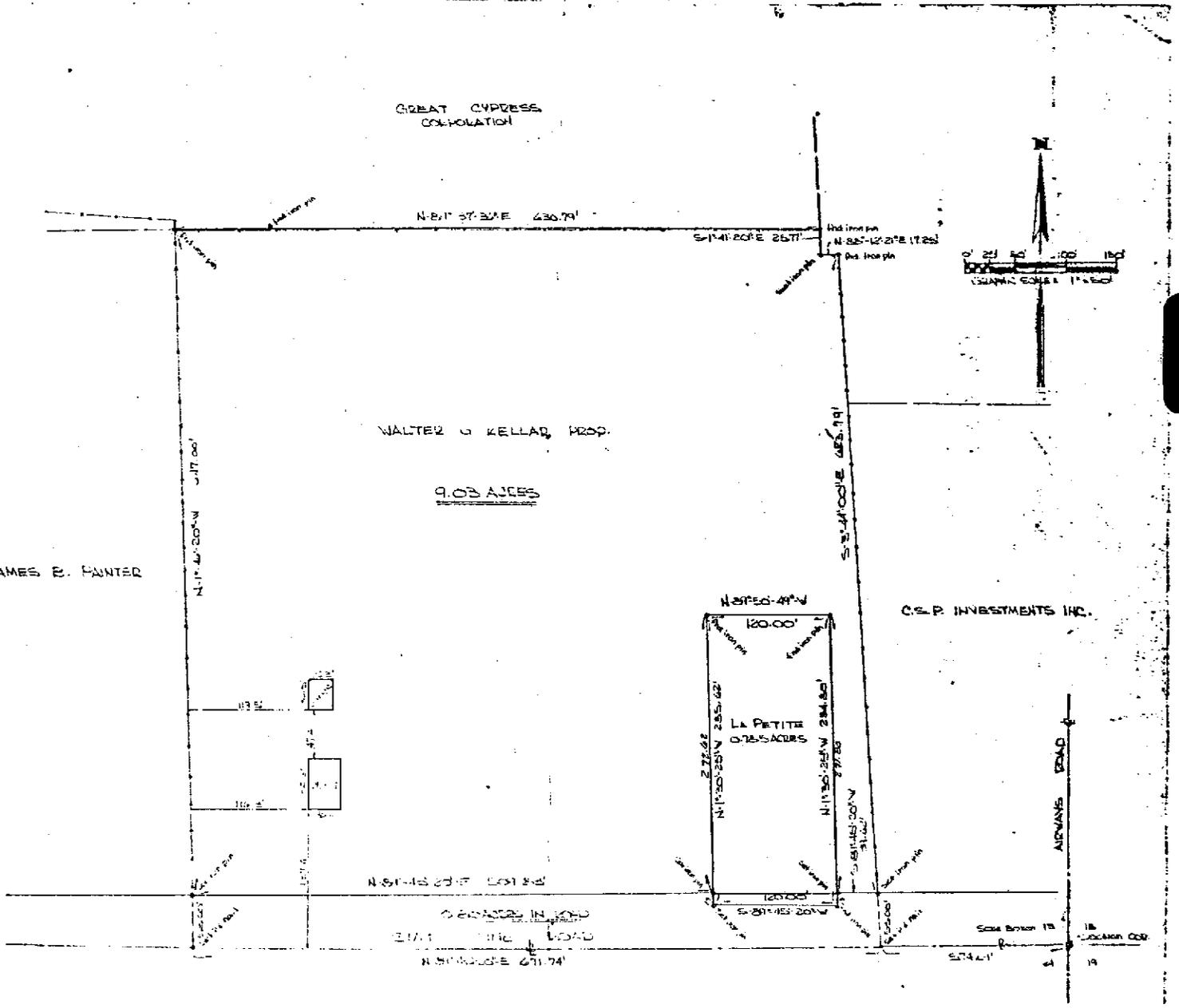
There are fences as shown on plat of survey.

There is a one and one-half story frame residence located on this lot and a detached frame garage, as shown.

This property does not lie in a HUD, FIA; Specified Special Flood Hazard Area.

The Area of this Tract is 9.03 Acres.

JOSEPH G. TIDWELL  
LAND SURVEYOR  
TENNESSEE LICENSE NO. 345



SURVEY OF PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 3 WEST  
 DESOTO COUNTY, TENNESSEE  
 APRIL 24, 1934 - SCALE: 1" = 50'  
 TIDWELL SURVEY COMPANY  
 1214 LEMPFOOD AVENUE  
 MEMPHIS, TENNESSEE

Filed @ 8:10 A.M., 26<sup>th</sup> July, 1984  
 Recorded in Book 172 Page 533  
 H. G. Ferguson, Clerk