

176
HENRY B. KOON, ET UX,
GRANTORS

TO

WARRANTY DEED

OVALL E. WALLS, ET AL,
GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is acknowledged, WE, HENRY B. KOON and Wife, DOROTHY D. KOON, sell, convey and warrant to OVALL E. WALLS and GLADYS M. McDIVITT/as joint tenants with the right of survivorship and not as tenants in common, the land in the City of Hernando, DeSoto County, Mississippi described as follows, to-wit:

Part of Lot 408 in Section 18, Township 3 South, Range 8 West, Town of Hernando, DeSoto County, Mississippi more particularly described as follows: commencing at the intersection of the East line of Town Lot 57 and the South right of way of East Valley Street (40 feet wide) in the Town of Hernando in Section 18, Township 3 South, Range 7 West; thence West along the South right of way of said street 350 feet to the Northwest corner of the J. T. Kendrick lot in Town Lot 408 in Section 13, Township 3 South, Range 8 West and being the point of beginning of the following lot: thence South with an interior angle of 91 degrees 04 minutes along the West line of the Kendrick lot 149.6 feet to a point in the North line of the Frank Canada lot as recorded in Deed Book 129, Page 384; thence West with an interior angle of 90 degrees along the North line of said Canada lot 40 feet to a point; thence West with a deflection angle of 1 degree 04 minutes left along an existing fence (wood) 30 feet to a point in the fence line; thence North parallel with the West line of the Kendrick lot 149.7 feet a point in the South right of way of East Valley Street; thence East along said right of way 70 feet to the point of beginning and being part of the land conveyed by L. G. Turner and Wife to Henry B. Koon and Wife by Deed recorded in Book 136, Page 105.

The Warranty in this Deed is subject to utility easements, street rights of way, city subdivision and zoning regulations and taxes for 1985 which will be pro-rated between the parties.

Possession will be given on delivery of this Deed.

WITNESS our signatures this 15th day of February,
1985.

Henry B. Koon

Dorothy D. Koon
GRANTORS

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 HENRY B. KOON and Wife, DOROTHY D. KOON, 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 4th day of February, 1985.



Mary Walker Brown
Notary Public

My Commission Expires:
6-31-87

GRANTORS' ADDRESS: 217 East Valley Street, Hernando, MS 38632

GRANTEES' ADDRESS: 165 Colonial Drive, Hernando, MS 38632

Filed @ 10:30 A M, Feb. 4, 1985
Recorded in Book 176 Page 176
H. G. Ferguson, Clerk