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SUSIE W. MORAN, ET AL,)
GRANTORS)
)
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TO)
)
)
GEORGE R. DIGBY, ET UX,)
GRANTEES)

WARRANTY DEED

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, Susie W. Moran and Edward Harris Wilkinson do hereby sell, convey and warrant unto George R. Digby and wife, Jennifer H. Digby, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Part of Section 13, Township 3 South, Range 8 West, City of Hernando in DeSoto County, Mississippi: Beginning at a point in the centerline of Robinson Street, said point being 600.0 feet west of the east line of Section 13, Township 3 South, Range 8 West; thence north 2° 58' west 646.95 feet along the east line of Riverra Subdivision to a point in the south right of way of the Illinois Central Gulf Railroad (100 feet wide); thence south 47° 00' east 862.13 feet along said right of way to a point in the centerline of Robinson Street; thence south 84° 00' west 519.08 feet along the centerline of said street to a point; thence south 87° 18' feet to the point of beginning and containing 4.48 acres, less and except a 20 foot right of way for Robinson Street containing 0.28 acres, leaving a net acreage of 4.20 acres more or less. All bearings are magnetic.

By way of explanation, the above described property is the same property as conveyed to Mrs. Susan H. Wilkinson by deed dated October 24, 1944 being of record in Book 31, Page 361 in the office of the Chancery Clerk of DeSoto County, Mississippi; that the said Susan H. Wilkinson died testate leaving all of her property to her husband, William G. Wilkinson, as reflected by Cause Number 79-4-238 in the records of DeSoto County, Mississippi, and further, that William G. Wilkinson died testate leaving all of his property to the Grantors herein as reflected in Cause number 84-3-237 of the records of DeSoto County, Mississippi.

That the execution and delivery of this instrument constitutes sole and complete compliance of that certain contract dated December 6, 1985 together with all attachments thereto.

The warranty in this deed is subject to subdivision and zoning rules and regulations of the City of Hernando, DeSoto County, Mississippi, and to rights of ways and easements for public roads and public utilities, and further, subject to restrictive covenants.

Possession will be given on or before December 18, 1985 and taxes for the year 1985 are to be pro rated between the parties.

WITNESS our signatures this the 13th day of December, 1985.

Susie W. Moran

SUSIE W. MORAN

Edward Harris Wilkinson

EDWARD HARRIS WILKINSON

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me the undersigned authority in and for said County and State the within named Susie W. Moran and Edward Harris Wilkinson 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 12th day of December, 1985.

James S. Young
Notary Public

My Commission Expires:



GRANTORS ADDRESS: Box AA, Ocean Springs, Ms. 39564

GRANTEES ADDRESS: 198 E. Robinson Street, Hernando, Ms. 38632

Filed @ 1:30 PM, 18 Dec, 1985
Recorded in Book 183 Page 460
H. G. Ferguson, Clerk