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GRACE SMITH COUCH MILLER, ET VIR,
GRANTORS

TO

WARRANTY DEED

MARYANNE COUCH WATKINS, ET VIR,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, We, GRACE SMITH COUCH MILLER and husband, VEAZEY LEE MILLER, do hereby sell, convey, and warrant unto MARYANNE COUCH WATKINS and husband, ARLIE G. WATKINS, 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, described as follows:

A 4.56 acre tract in the Northeast Quarter of Section 21, Township 3 South, Range 9 West, DeSoto County, Mississippi described more particularly as Beginning at the Northwest Corner of the Northeast Quarter of Section 21, Township 3 South, Range 9 West; thence North 84 degrees 32 minutes East 997.25 feet to a point; thence North 85 degrees 37 minutes East 340.83 feet to a point; thence South 7 degrees 45 minutes East 1,320.0 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of said Section; thence North 84 degrees 31 minutes East 1,326.49 feet to a point in the centerline of Highway 301; thence South 6 degrees 16 minutes East 739.17 feet along the center of said road to the point of beginning of the following lot: thence South 10 degrees 32 minutes East 500.02 feet along said road to a point; thence South 2 degrees 39 minutes East 80.81 feet along said road to a point in the South line of the Northeast Quarter of said Section 21; thence South 84 degrees 18 minutes West 360.0 feet along said Quarter Section line to a point; thence North 4 degrees 30 minutes West 580.24 feet to a point; thence North 84 degrees 31 minutes East 310.0 feet to the Point of Beginning and containing 4.56 acres, more or less, including the right of way for Highway 301. As per survey of Joe Frank Lauderdale dated January 16, 1986.

The warranty in this deed is subject to subdivision, zoning, and health department regulations in effect in DeSoto County, Mississippi, and is subject to rights of ways and easements for public roads and public utilities. Taxes for the year 1986 shall be paid by Grantees when due in January, 1987. By way of explanation this is a portion of the same land conveyed by Charles E. Couch to Charles E. Couch and wife, Grace Smith Couch by deed dated July 9, 1985, and recorded in Deed Book 179, Page 291, in the Office of the Chancery Clerk of DeSoto County, Mississippi. With this conveyance the following permanent

structures located on the property are conveyed: One homeplace of Grace Smith Couch, two rental houses, one barn, one car wash, one launderette, and one store presently being leased by the Grantees. Possession is given with delivery of this deed.

Veazey Lee Miller joins in this conveyance for purposes of conveying any homestead rights he may have in the above described property.

WITNESS OUR SIGNATURES this 20th day of March, 1986.

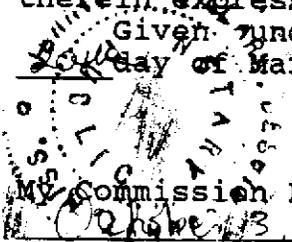
Grace Smith Couch Miller
GRACE SMITH COUCH MILLER

Veazey Lee Miller
VEAZEY LEE MILLER

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 Grace Smith Couch Miller and husband, Veazey Lee Miller, 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 20th day of March, 1986.



James W. Clark
Notary Public

My Commission Expires: October 13, 1988

GRANTOR'S ADDRESS: P.O. Box ³⁴⁵ 75, Hernando, Mississippi 38632

GRANTEE'S ADDRESS: 3461 Hwy 301 So, HERNANDO, MS 38652

Filed @ 4:04 PM, 20 March, 1986

Recorded in book 185 Page 372

H. G. Ferguson, Clerk