

SCOTT OSBORNE,
TO
J. KEVIN GEORGIA,

GRANTOR
PARTITION WARRANTY DEED
GRANTEE

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, I, Scott Osborne, do here by sell, convey and warrant unto J. Kevin Georgia the land lying and being situated in DeSoto County, Mississippi, described and follows, to-wit:

DESCRIPTION OF A 4.2 ACRE LOT AS PART OF A 10.01 ACRE LOT AS PART OF THE AMERICAN SAVINGS TRACT IN SECTION 1; TOWNSHIP 2 SOUTH; RANGE 6 WEST; DESOTO COUNTY, MISSISSIPPI.

Beginning at a point in the centerline of Polk Lane, said point is 618.06 feet north of the southeast corner of Section 1; Township 2 South; Range 6 West; thence north 89° 47' west 40 feet to a point in the west right of way of Polk Lane and the point of beginning of the following lot: thence north 89° 47' west 705.50 feet along the south line of the existing 10 acre parcel to a point thence north 0° 24' east 259.03 feet to a point; thence south 89° 47' east 705.50 feet to a point in the right of way of said road thence south 0° 24' west 259.03 feet to the point of beginning and containing 4.20 acres more or less. Also grantor conveys an easement for ingress and egress unto grantee being a 50 feet by 705.50 feet being the north of lot 1, a 4.20 acre tract and part of the north part of Lot 2 of the 5.81 acre lot and said easement beginning at Polk Lane.

The warranty in this deed is subject to subdivision, zoning and health department regulations in effect in DeSoto County, Mississippi, and to rights of way and easements for public road and public utilities. Further, the warranty is subject to the regulations of the DeSoto County Planning Commission and to the restrictive covenants of record, recorded in deed book 184, page 401, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Possession will be given upon delivery of this deed and taxes for the year 1986 are to be paid by the grantee.

Witness my signature, this the 21 day of ~~February~~,
1986.

MARCH 25



Scott Osborne

State of Mississippi
County of DeSoto

Personally appeared before me, the undersigned authority in and for said County and State, the Within-named, J. Kevin Georgia, who did acknowledge to me that he signed and delivered the above and foregoing Partition Warranty Deed on the day and year therein mentioned and for the purposes expressed therein, as his free and voluntary act indeed.

Given under my hand and official seal of office, this the 21 day of ~~February~~ ^{March}, 1986.

Gobbie Davidson
Notary Public

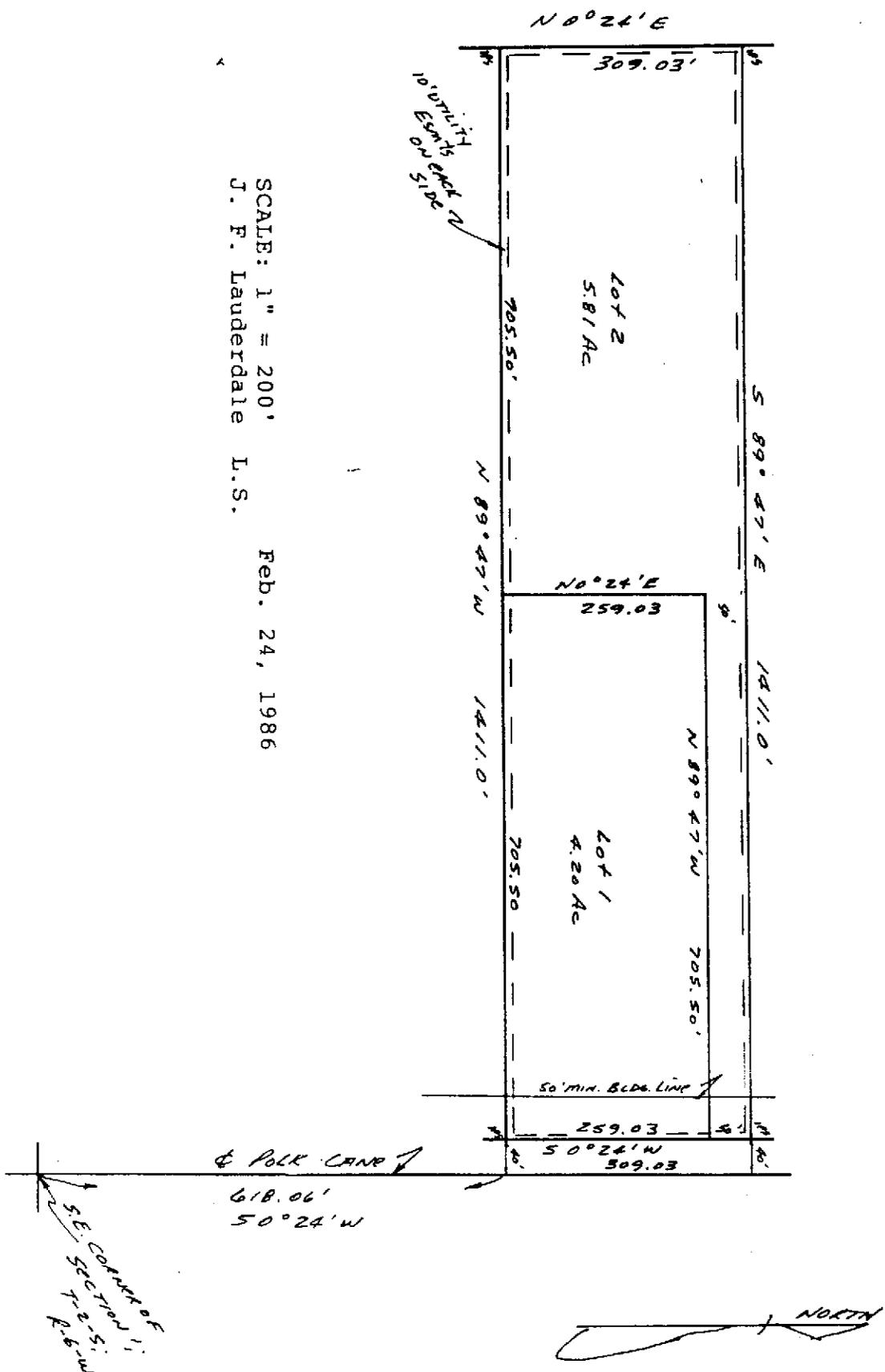
My Commission Expires: _____
My Commission Expires Feb. 7, 1988



Grantor's Adress:
6524 Country Oaks Circle #150
Memphis, TN

Grantee's Adress:
6551 Country Oaks, Apt. No. 183
Memphis, TN 38115

THE DIVISION OF A 10.01 ACRE TRACT AS PART OF THE AMERICAN SAVINGS TRACT IN SECTION 1; TOWNSHIP 2 SOUTH; RANGE 6 WEST; DESOTO COUNTY, MISSISSIPPI.



SCALE: 1" = 200'
J. F. Lauderdale L.S.
Feb. 24, 1986

Filed @ 10:00 AM, April 8, 1986
Recorded in Book 185 Page 673
H. G. Ferguson, Clerk