

WARRANTY DEED

THIS WARRANTY DEED made and entered into this 17th day of October, 1986, by and between ROSE BADDOUR SALEEBY, MARIE BADDOUR ALBERTSON, and CHARLES BADDOUR, Trustee of the Marguerite Baddour Testamentary Trust, hereinafter known as Grantors, and ROSE BADDOUR SALEEBY and MARIE BADDOUR ALBERTSON, hereinafter known as Grantees;

WITNESSETH:

For and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the Grantors hereby grant, convey and warrant unto the Grantees the following described real estate situated in the County of DeSoto, State of Mississippi, to-wit:

47 acres in the Northwest Quarter of Section Four (4), Township Three (3), Range Nine (9) West, being in the middle part of that certain 107 acre tract described as being the North part of the Northwest Quarter of Section Four (4), Township Three (3), Range Nine (9) West, which said 107 acre tract is the same tract conveyed to James Nichols by N. B. Turner and wife, Emma Turner, by warranty deed dated August 25, 1903, and of record in Book 12, Page 305 of the Deed Records of said County. Said lands hereby conveyed are the same lands devised to Ida Nichols Eason (then Ida Nichols) by will of her deceased grand-father, James Nichols, of record in Book 6, Page 96 of the Will Records of said County, and are the only lands owned by Ida Nichols Eason in DeSoto County, Mississippi, and are bounded on the North by the public road, bounded on the East by the property line fence separating the 40 acres devised Joseph Nichols by said will of James Nichols, Testator, bounded on the South by the property line fence separating S. B. Dean estate lands, and bounded on the West by the 20 acre tract of land devised to Sullivan Nichols by said will of James Nichols, Testator.

The East Half of the Northeast Quarter of Section Five (5), Township Three (3), Range Nine (9), containing 80 acres, more or less, and twenty (20) acres off of the West Side of that certain 107 acre tract described as being the North Part of the Northwest Quarter of Section Four (4), Township Three (3), Range Nine (9) West, which said 107 acre tract is the same tract conveyed to James Nichols by N. B. Turner and wife, Emma Turner, by warranty deed dated August 25, 1903, and of record in Book 12, Page 305 of the Deed Records of said County. The lands hereby conveyed contain 100 acres, more or less, and are the same lands devised to Sullivan Nichols by will of his deceased father, James Nichols, of record in Book 6, Page 96 of the will records of said County, and are the only lands owned by Sullivan Nichols in DeSoto County, Mississippi, and are bounded on the North by the public road, bounded on the West by property line fence separating Odom Lands, bounded on the South by property line fence separating S. B. Dean estate lands, and bounded on the East by the 47 acre tract of land devised to Ida Nichols (now Ida Nichols Eason) by said will of James Nichols, Testator.

## LESS AND EXCEPT:

Part of the Baddour property in Section 5, Township 3 South, Range 9 West, DeSoto County, and more particularly described as follows:

Commencing at a point commonly accepted as the northeast corner of said Section 5; thence run North  $89^{\circ} 40' 30''$  West a distance of 432.24 feet along the north line of said Section 5 to the Point of beginning; thence run South  $00^{\circ} 05' 41''$  West a distance of 2631.39 feet to a point on the north line of the Mary Lula Fisher property; thence run North  $89^{\circ} 20' 49''$  West a distance of 833.81 feet along said Fisher north line to the southeast corner of the C. L. Sexton property; thence run North  $00^{\circ} 05' 41''$  East a distance of 2248.61 feet along the east line of said Sexton property to a point on the south line of the Church of God in Christ lot; thence run South  $89^{\circ} 40' 30''$  East a distance of 82.02 feet along said lot south line to the southeast corner of said lot; thence run North  $00^{\circ} 05' 41''$  East a distance of 168.00 feet along the east line of said lot to the northeast corner of said lot; thence run North  $89^{\circ} 40' 30''$  West a distance of 82.02 feet along the north line of said lot to a point on said Sexton east line; thence run North  $00^{\circ} 05' 41''$  East a distance of 210.00 feet along said Sexton east line to a point on the north line of said Section 5; thence run South  $89^{\circ} 40' 30''$  East a distance of 833.77 feet along said north section line to the Point of Beginning and containing 50.00 acres. Bearings are based on true north as determined by solar observation.

The Grantors covenant that none of the above described property is subject to any homestead.

The Grantees are responsible for the 1986 real estate taxes.

The Testamentary Trust of Marguerite Baddour appointed two (2) brothers, Charles Baddour and Paul Baddour, as Trustees; and further provided that on the death of either one, the remaining Trustee would act as sole Trustee. Charles Baddour has served as sole Trustee since Paul Baddour's death.

WITNESS the signatures of the Grantors on the day and year first above written.

*Rose Baddour Saleeby*  
ROSE BADDOUR SALEEBY

*Marie Baddour Albertson*  
MARIE BADDOUR ALBERTSON

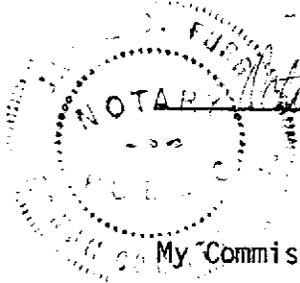
*Charles Baddour Trustee*  
CHARLES BADDOUR, TRUSTEE OF  
MARGUERITE BADDOUR TESTATMENTARY  
TRUST

STATE OF NORTH CAROLINA

COUNTY OF ROWAN

This day personally appeared before me, the undersigned authority, in and for the State and County aforesaid, the within named Rose Baddour Saleeby who severally acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal, this the 28<sup>th</sup> day of October, 1986.



Carol A. Surr  
Notary Public

My Commission Expires:

August 1, 1988

STATE OF ARKANSAS

COUNTY OF CRITTENDEN

This day personally appeared before me, the undersigned authority, in and for the State and County aforesaid, the within named Marie Baddour Albertson who severally acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal, this the 20<sup>th</sup> day of October, 1986.



Linda K. Crowe  
Notary Public

My Commission Expires:

7/15/89

STATE OF TENNESSEE

COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority, in and for the State and County aforesaid, the within named Charles Baddour, Trustee of Marguerite Baddour Testamentary Trust who severally acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal, this the 17<sup>th</sup> day of December, 1986.

Clair Stawell  
Notary Public

My Commission Expires:

My Commission Expires July 22, 1987



Prepared by:

Charles S. Vail  
309 E. Tate  
Senatobia, Mississippi 38668

Grantors:

Charles Baddour, et al  
4300 New Getwell Road  
Memphis, Tennessee 38118

Grantees:

Marie B. Albertson, et al  
West Memphis  
Arkansas 72301

Filed @ 1:20 P M. Nov. 3, 1986  
Recorded in book 197 Page 239  
H. G. Ferguson, Chancery Clerk