

404  
DUGAN C. RUSSELL, ET UX,

Grantors

TO

WARRANTY DEED

E. MICHAEL DOUGLASS, ET UX,

Grantees

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, DUGAN C. RUSSELL and wife, ALICE E. RUSSELL, do hereby grant, bargain, sell, convey, and warrant to E. MICHAEL DOUGLASS and wife, CONSTANCE C. DOUGLASS, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Part of the Northwest Quarter of Section 22, Township 2 South, Range 8 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Commencing at an old axle commonly accepted as the southeast corner of said quarter section, said point being the northeast corner of Hailey's Hills as recorded in Deed Book 19 on Pages 1-3 of the Chancery Records of said County; thence run South  $89^{\circ} 44' 14''$  West a distance of 24.77 feet along the south line of said quarter section and said Hailey's Hills north line to a half-inch steel bar, said point being the POINT OF BEGINNING; thence continue South  $89^{\circ} 44' 14''$  West a distance of 653.50 feet along said quarter section-Hailey's Hills line to a half-inch steel bar, said point being the southeast corner of the Calvin Russell property as recorded in Deed Book 156 on Page 253 of the Chancery Records of said County; thence run North  $01^{\circ} 12' 49''$  East a distance of 666.80 feet along said Russell east line to a half-inch bar, said point being the northeast corner of said Russell property and on the south line of the Avanel Kirk property as recorded in Deed Book 144 on Page 313 of the Chancery records of said county; thence run North  $89^{\circ} 47' 31''$  East a distance of 654.04 feet along said Kirk south line to a point; thence run South  $01^{\circ} 15' 47''$  West a distance of 666.19 feet to the Point of Beginning and containing 10.0 acres. Bearings are based on true north as determined by solar observation. Intending to convey hereby the west 10 acres of the Dugan C. Russell, et ux, tract as more fully described by Deed of record in Deed Book 176, Page 254, of the records of DeSoto County, Mississippi.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; and subject to taxes for the year 1987, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1987.

Taxes for the year 1987 shall be paid by Grantors. Taxes for all subsequent years are to be the responsibility of Grantees, their heirs and assigns.

Possession of the above described real property shall be delivered to Grantees upon delivery of this Deed.

As part of the consideration herein, Grantees are this date executing and delivering a Purchase Money Deed of Trust in favor of Grantors herein and secured by the above described real property. Cancellation of record of said Purchase Money Deed of Trust shall act to nullify and void any vendors' lien which may be retained hereby.

WITNESS our signatures, this the 22nd day of June, 1987.

*Dugan C. Russell*  
DUGAN C. RUSSELL

*Alice E. Russell*  
ALICE E. RUSSELL

Mr. and Mrs. Dugan C. Russell  
Post Office Box 119  
Nesbit, MS. 38651

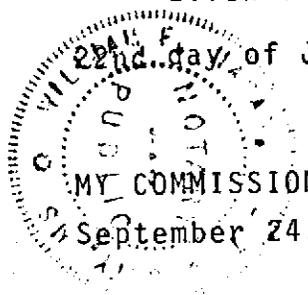
Mr. and Mrs. E. Michael Douglass  
2522 Laverne Drive  
Nesbit, MS. 38651

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 DUGAN C. RUSSELL and wife, ALICE E. RUSSELL, who each acknowledged that they signed and delivered the above and foregoin WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the

22nd day of June, 1987.



*William F. Hagan*  
NOTARY PUBLIC