

240
MILES PATTERSON EARNHEART,
ET UX, ET AL,

Grantors

TO

WARRANTY DEED

OAK GROVE BAPTIST CHURCH,

Grantee

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, MILES PATTERSON EARNHEART and wife, TERESA ANNE K. EARNHEART, LAURA M. EARNHEART, individually, and LAURA M. EARNHEART as Executrix of the estate of J. A. EARNHEART, Deceased, as shown in Cause Number 86-11-805 in the Chancery Court of DeSoto County, Mississippi, do hereby grant, bargain, sell, convey, and warrant to OAK GROVE BAPTIST CHURCH that certain property lying and being situated in DeSoto County, Mississippi, and described as follows:

A 10.03 acre lot as part of the Southeast Quarter of Section 17, Township 3 South, Range 8 West, DeSoto County, Mississippi:

Beginning at the Southwest corner of the Southeast Quarter of Section 17, Township 3 South, Range 8 West; thence North 5° 03' West 760.0 feet along Rising Sun Road to a point in the centerline of said road; thence North 84° 11' East 575.0 feet to a point; thence South 5° 03' East 760.0 feet to a point in the centerline of Oak Grove Road; thence South 84° 11' West 575.0 feet to the point of beginning and containing 10.03 acres, more or less. This lot is subject to any rights of way for Rising Sun Road and Oak Grove Road.

By way of explanation, TERESA ANNE K. EARNHEART, wife of Grantor MILES PATTERSON EARNHEART, joins in this conveyance to convey any right, title, or interest she may have in said property by reason of their marriage. Further, LAURA M. EARNHEART, Executrix of the Estate of J. A. EARNHEART, joins in this conveyance in such capacity to warrant that no claims have been filed against said estate, and that all taxes have been filed and paid in regard thereto, and warrants to hold Grantee whole, safe, and harmless in regard thereto.

Grantors convey said property subject to the restriction that said property be used for Church purposes, and for Church purposes only, and in no event shall said property be used in any manner as a cemetery or for burial purposes; subject to road rights of way, public utility easements, and zoning, subdivision, and health

department regulations of DeSoto County, Mississippi; subject to Oil, Gas, and Mineral Lease to Southeastern Resources Corporation of record in OGM Book 3, Page 218, and as subsequently assigned; 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.

Grantors do hereby covenant and agree, binding themselves, their heirs and assigns, that in the development of the remaining road frontage of said Southeast Quarter of said Section, Township, and Range, that said development shall be restricted and limited to Church and/or residential purposes, with residences to have at least 1500 square feet of heated area, that no trailers or mobile homes shall be allowed, and that no noxious trades or sales of alcoholic beverages shall be allowed.

Possession of said real property is delivered to Grantees upon delivery of this Deed.

WITNESS our signatures, this the 20th day of July, 1987.

Miles Patterson Earnheart
MILES PATTERSON EARNHEART

Teresa Anne K. Earnheart
TERESA ANNE K. EARNHEART

Laura M. Earnheart
LAURA M. EARNHEART - Individually

Laura M. Earnheart
LAURA M. EARNHEART - Executrix of the Estate of J. A. EARNHEART, Deceased

Miles Patterson Earnheart, et al
4346 Highway 304 West
Hernando, MS. 38632
368-3628

Oak Grove Baptist Church
1998 Fogg Road North
Hernando, MS. 38632
368-5358

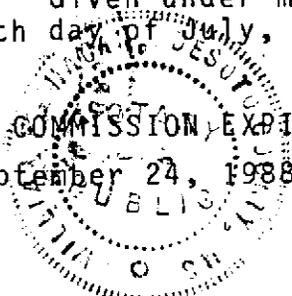
STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named MILES PATTERSON EARNHEART and wife, TERESA ANNE K. EARNHEART, LAURA M. EARNHEART, Individually, and LAURA M. EARNHEART as Executrix of the Estate of J. A. EARNHEART, Deceased, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED in their individual and/or official capacities respectively, 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 20th day of July, 1987.

William F. Hagan
NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 24, 1988



Filed @ 11:30 A.M. 21 July 1987
Recorded in book 197 Page 240
H. G. Ferguson, Chancery Clerk