

BETTY MCNEIL GARDNER
GRANTOR

TO

WARRANTY DEED

ANNIE MAE MCNEIL
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars, (\$10.00), cash in hand paid, the receipt and sufficiency of all of which is hereby acknowledged, I, BETTY MCNEIL GARDNER, do hereby sell, convey and warrant unto ANNIE MAE MCNEIL, all my right, title and interest in and to the following described land, lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Part of the South Half of Section 32, Township 1 South, Range 6 West, particularly described as follows:

Lot 4: BEGINNING at an iron pin in the South line of Section 32, Township 1, Range 6 West, said point being 982.4 feet East of the Southwest corner of Section 32, said point also being the Southeast corner of Lot 1; thence North 20°55' East 644.1 feet to an iron pin, the Southwest corner of Lot 3; thence North 84°58' East 2113.4 feet to an iron pin, the Southwest corner of Lot 3; thence South 5°24' East 579.2 feet to a point; the Southeast corner of the Horace McNeil tract; thence South 84°58' West with the South line of Section 32 a distance of 2399 feet to the beginning, containing 30 acres of land.

LESS AND EXCEPT: A one (1) acre conveyance to Eddie B. Martin as described in Deed of record in Land Deed Book 74, Page 305, Chancery Clerk's Office, DeSoto County, Mississippi.

ALSO LESS AND EXCEPT: A 7.05 acre lot as part of the McNeil Parcel in Section 32, Township 1 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described as follows:

BEGINNING at a point in the South line of Section 32, Township 1 South; Range 6 West, said point being 982.4 feet East of the Southwest corner of said Section and being the Southwest corner of the McNeil tract; thence East 2399.0 feet along the South line of said McNeil tract to the Southeast corner of the McNeil tract; thence North 579.2 feet along the East line of the original McNeil tract to the Northeast corner of the original McNeil tract; thence West 250.0 feet to the Northwest corner of the Martin 1.0 acre lot and the POINT OF BEGINNING of the following lot: thence West 1100.0 feet along the North line of said McNeil tract to a point; thence South 260.0 feet to a point; thence East 1100.0 feet along a line parallel to the North line of the McNeil tract to a point; thence South 50.0 feet to a point; thence East 210.0 feet to a point in the West line of McNeil Drive (40 feet wide); thence North 100.0 feet to the Southeast corner of the Martin lot; thence West 210.0 feet to the Southwest corner of the Martin lot; thence North 210.0 feet to the POINT OF BEGINNING and containing 7.05 acres, mores or less.

The purpose of this Deed is to divide the property in kind as to the interest of the parties. The property was owned by Hoyt McNeil and wife, Annie Mae McNeil. The said Hoyt McNeil died intestate on or about the 30th day of January, 1983, leaving as his sole surviving heirs at law his wife, Annie Mae McNeil and his daughter, by a previous marriage, Betty McNeil Gardner. As noted the purposes of this Deed and another Deed being executed simultaneously herewith as for the parties to divide the property in kind.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and rights-of-ways and easements for public roads and public utilities, and is further subject to restrictive covenants as shown on the plat of the subject subdivision, if any there may be.

Taxes for the year 1987 are to be assumed by Grantee and possession is to take place upon delivery of this Deed.

WITNESS MY SIGNATURE, this the 9th day of October, 1987.

Betty McNeil Gardner
BETTY MCNEIL GARDNER

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority, in and for the County and State aforesaid, the within named, BETTY MCNEIL GARDNER, who acknowledged to me that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as and for her free and voluntary act and deed and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 9th day of October, 1987.

Angela R. [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

April 6, 1991

GRANTOR'S ADDRESS: 2104 JAMIE DRIVE
MEMPHIS, TN 38116

PHONE: (901) 396-4480

GRANTEE'S ADDRESS: 6105 MCNEIL DRIVE
OLIVE BRANCH, MS
38654

PHONE: 895-5233

Filed @ 10:00 A.M. Oct 19, 1987
Recorded in book 199 Page 536
H. G. Ferguson, Chancery Clerk