

ROBERT GERALD JAMES, et. ux.  
GRANTORS

TO

WARRANTY DEED

LEON R. TURPIN, et. ux.  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Grantors, Robert Gerald James and wife, Shirley Hamilton James, do hereby sell, convey and warrant unto Leon R. Turpin and wife, Betty L. Turpin, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

A 2.7743, more or less, acre tract of land being located in the southeast quarter of Section 30, Township 1 south, Range 6 west, DeSoto County, Mississippi. Begin at a point in the present centerline of Hamilton Road 450 feet northwardly and 2308 feet westwardly from the southeast corner of Section 30, Township 1 south, Range 6 west; thence north 00 degrees 30 minutes 31 seconds west 207.02 feet with said centerline to a point; thence north 89 degrees 45 minutes 15 seconds east 585.88 feet to an iron stake; thence south 00 degrees 39 minutes 50 seconds west 207.04 feet to an iron stake; thence south 89 degrees 45 minutes 15 seconds west 581.64 feet to the point of beginning containing 2.7743, more or less, acres of land being subject to all codes, regulations and revisions, easements and right-of-ways of record as per the survey of Ben W. Smith, R.L.S., dated December 9, 1988, reference to which is hereby made for a more particular description.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record in the office of the Office of the Chancey Clerk of DeSoto County, Mississippi.

Taxes for the year 1988 have been prorated and will be paid by the Grantees. Possession will be given \_\_\_\_\_  
*with delivery of the deed.*

WITNESS THE SIGNATURES of the undersigned this the 21st day of December, 1988.

*Robert Gerald James*  
ROBERT GERALD JAMES

*Shirley Hamilton James*  
SHIRLEY HAMILTON JAMES

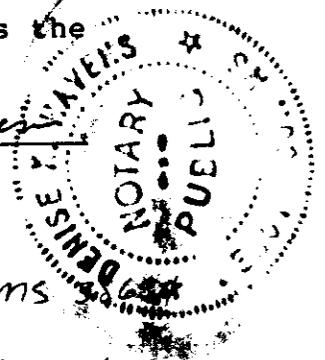
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED before me, the undersigned authority, within and for the State and County aforesaid, the within-named, Robert Gerald James and wife, Shirley Hamilton James, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day

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and date therein as their free and voluntary act and deed  
and for the purposes therein expressed.

GIVEN UNDER MY HAND AND official seal of office, this the  
21st day of December, 1988.

Denise K. Hayes  
NOTARY PUBLIC



My Commission expires: January 8, 1991

Grantor's Address: 6730 Goodman Road, Olive Branch, MS  
Telephone No: (601) 895-5222  
Grantee's Address: 7108 Hamilton Circle, Olive Branch, MS 38654  
Telephone No: (601) 895-7029

Filed @ 3:30 P M Dec 28, 1988  
Recorded in Book 210 page 724  
W. E. Davis, Chancery Clerk