

EDWARD JOSEPH LYON, ET AL.
GRANTORS

TO

WARRANTY DEED

JOHN HYNEMAN,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, EDWARD JOSEPH LYON, WILLIAM LOUIS LYON AND PHILIP A. LYON, do hereby sell, convey and warrant unto JOHN HYNEMAN, the land lying and being situated in Desoto County, Mississippi, described as follows, to wit:

50.0077 acres, more or less, tract of land being located in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi being more particularly described as BEGINNING at a point at the accepted Northwest corner of Section 22, Township 1 South, Range 6 West; thence South 00 degrees 04 minutes 00 seconds West 171.08 feet with the centerline of Germantown Road to a point; thence South 00 degrees 23 minutes 03 seconds West 1063.67 feet with the centerline of Germantown Road to a point; thence South 01 degrees 28 minutes 44 seconds West 1381.72 feet with the centerline of Germantown Road to a point of intersection with the centerline of the St. Louis-San Francisco Railroad (Book 35, Pages 220-229) Tract; thence South 88 degrees 40 minutes 26 seconds East 40.00 feet to a point in the Easterly line of Germantown Road; thence south 01 degrees 45 minutes 44 seconds West 40.00 feet with the Easterly line of Germantown Road to a point in the Southerly line of said railroad; thence South 88 degrees 40 minutes 27 seconds East 303.56 feet with the Southerly line of said railroad to a point; thence South 88 degrees 49 minutes 12 seconds East 1326.69 feet with the Southerly line of said railroad to the True Point of Beginning for the herein described tract; thence South 04 degrees 34 minutes 06 seconds West 2032.32 feet to a point; thence South 85 degrees 39 minutes 15 seconds 1056.66 feet to a point; thence North 04 degrees 34 minutes 06 seconds East 2090.78 feet to a point in the Southerly line of said railroad; thence North 88 degrees 49 minutes 12 seconds West 1058.50 feet with the Southerly line of said railroad to the point of beginning containing 50.0077, more or less, acres of land.

The warranty in this Deed is subject to subdivision and zoning regulations in effect for DeSoto County, Mississippi and rights of ways and easements for public roads and public utilities.

Grantors herein warrant that this property constitutes the homestead of no one.

The taxes for the year of 1989 are to be prorated and possession is to take place upon delivery of this Deed.

Edward Joseph Lyon
 EDWARD JOSEPH LYON

William Louis Lyon
 WILLIAM LOUIS LYON

Philip Alan Lyon
 PHILIP A. LYON

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 EDWARD JOSEPH LYON, WILLIAM LOUIS LYON and PHILIP A. LYON, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 26th day of May, 1989.

James E. Wood
 NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC - 2-20-91
 Address:

8058 Germantown Rd.
Alvin Branch, MS 38654
 Phone No. 895-5687
 Phone No. 895-6605

Grantee's Address:
9111 Hwy. 51 North
Southaven, MS 38671
 Phone No. 393-5211
 Phone No. 393-4450

