

WARRANTY DEED

SUSAN W. LUSK AND CHILDREN,  
MARCUS RANDOLPH LUSK, LAUREN  
AMANDA LUSK, AND JENNIFER JOYCE LUSK,

GRANTORS,

TO:

DEPOSIT GUARANTY NATIONAL BANK,

GRANTEE,

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, We, SUSAN W. LUSK, MARCUS RANDOLPH LUSK, LAUREN AMANDA LUSK AND JENNIFER JOYCE LUSK, the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantee, DEPOSIT GUARANTY NATIONAL BANK, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 49, Pecan Grove Subdivision, in Section 29, Township 1 South, Range 7 West, as per plat thereof recorded in Plat Book 28, Pages 23-24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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 Chancery Clerk of DeSoto County, Mississippi.

This Deed is given pursuant to the authority of the Judgment partially removing the disability of the minor Grantors in Cause Number 89-6-561 in the Chancery Court of DeSoto County, Mississippi, dated June 19, 1989. A certified copy of said Judgment is attached hereto as Exhibit "A".

The Grantee herein by acceptance of this conveyance assumes and agrees to pay a pro-rata share of all ad valorem taxes for the year 1989.

WITNESS THE SIGNATURES of the Grantors this the 29th day of June, 1989.

*Susan W. Lusk*  
\_\_\_\_\_  
SUSAN W. LUSK

*Marcus Randolph Lusk*  
\_\_\_\_\_  
MARCUS RANDOLPH LUSK

*Lauren Amanda Lusk*  
\_\_\_\_\_  
LAUREN AMANDA LUSK

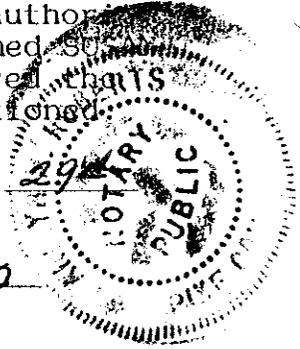
*Jennifer Joyce Lusk*  
\_\_\_\_\_  
JENNIFER JOYCE LUSK

STATE OF MISSISSIPPI  
COUNTY OF Pike

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named SO W. LUSK, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 29th day of June, 1989.

Harilyn W. Roberts  
NOTARY PUBLIC



My Commission Expires:

My Commission Expires November 13, 1989

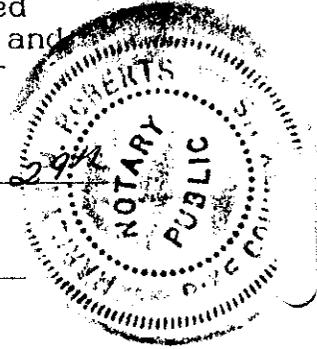
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STATE OF MISSISSIPPI  
COUNTY OF Pike

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named MARCUS RANDOLPH LUSK, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 29th day of June, 1989.

Harilyn W. Roberts  
NOTARY PUBLIC



My Commission Expires:

My Commission Expires November 13, 1989

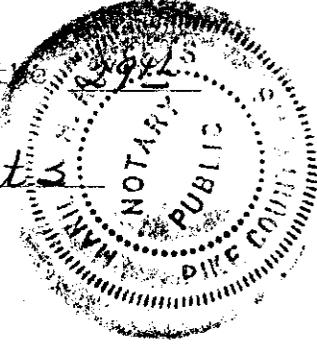
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STATE OF MISSISSIPPI  
COUNTY OF Pike

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named LAUREN AMANDA LUSK, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 29th day of June, 1989.

Harilyn W. Roberts  
NOTARY PUBLIC



My Commission Expires:

My Commission Expires November 13, 1989

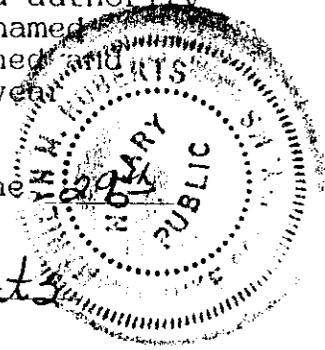
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STATE OF MISSISSIPPI  
COUNTY OF Pike

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named JENNIFER JOYCE LUSK, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the day of June, 1989.

Marilyn W. Roberts  
NOTARY PUBLIC



My Commission Expires:

My Commission Expires November 13, 1989

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Grantors: P.O. Box 1514, McComb, MS 39648  
Home Phone: 601-393-9466  
Work Phone: N/A

Grantee: Robert G. Barnett  
P.O. Box 1200  
Jackson, MS 39205  
Work Phone: 601-354-8371  
Home Phone: N/A

424  
IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

IN RE: MARCUS RANDOLPH LUSK,  
LAUREN AMANDA LUSK, AND  
JENNIFER JOYCE LUSK, MINORS,

CAUSE NO. 89-6-561

JUDGMENT PARTIALLY REMOVING DISABILITY OF  
MINORITY OF MARCUS RANDOLPH LUSK, LAUREN AMANDA LUSK,  
AND JENNIFER JOYCE LUSK.

This cause came on for hearing on the Petition of Marcus Randolph Lusk, Lauren Amanda Lusk and Jennifer Joyce Lusk, by and through their next friend and mother, Susan W. Lusk, their sole living parent, that the court partially remove the disabilities of minority of the Petitioners to allow them to convey all of their right, title and interest in and to that certain property located in DeSoto County, Mississippi, described as follows, to-wit:

Lot 49, Pecan Grove Subdivision, in Section 29, Township 1 South, Range 7 West, as per plat thereof recorded in Plat Book 28, Pages 23-24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

In support hereof Petitioners showed unto the Court and the Court found that said property was owned by Randolph C. Lusk and wife, Susan W. Lusk as tenants in common; that Randolph C. Lusk was tragically killed and died intestate so that his interest in the property descended to the minor Petitioners herein and their mother in equal shares under the laws of intestate descent and distribution of the State of Mississippi; that after the death of Randolph C. Lusk, the undersigned, having not been long residents of DeSoto County, Mississippi, desired to return to their previous home in McComb, Mississippi, and have done so; that in order to expedite and assist with the family's move to McComb, Mississippi, Deposit Guaranty National Bank, who was the employer of Randolph C. Lusk, purchased said property from the undersigned for a total equity of \$22,521.12, but the minor Petitioners herein have been unable to convey good title due to their disabilities of minority;

**FILED**

JUN 19 1989

W. E. DAVIS, CLERK

BY J. Kib. D.C.

*Exhibit "A" - Page 1 of 3 Pages*

that appraisers Linda B. Brewer and Jerry G. Brewer valued the home at \$107,000.00 and that appraisers Janet W. Burnett and J. Walter Allen, M.A.I., valued the property at \$105,000.00; that the property was purchased for \$106,000.00, which is full and fair consideration, less mortgage and taxes of \$83,478.88, for a full net equity of \$22,521.12.

It is the judgment of the Court that the equity of \$22,521.12 is full and fair consideration to be paid for the transfer of title to the property and should be divided between the Petitioners as follows:

1. \$11,260.56 to Susan W. Lusk as a tenant in common;
2. \$2,815.14 to Susan W. Lusk as an heir at law of Randolph C. Lusk;
3. \$2,815.14 to Marcus Randolph Lusk as an heir at law of Randolph C. Lusk;
4. \$2,815.14 to Lauren Amanda Lusk as an heir at law of Randolph C. Lusk;
5. \$2,815.14 to Jennifer Joyce Lusk as an heir at law of Randolph C. Lusk;

The Court further finds that pursuant to Section 93-13-211 M.C.A., 1972, that there is no need to establish a guardianship for the minor Petitioners herein as the sums they are to receive are not greater than \$10,000.00 and that the Court should and does hereby authorize and ratify the delivery of said sum to Susan W. Lusk on behalf of the minor children.

The Court further finds and orders that the disabilities of minority of the minor Petitioners, Marcus Randolph Lusk, Lauren Amanda Lusk and Jennifer Joyce Lusk, are removed to the extent necessary that they may lawfully do and perform all acts with reference to the aforesaid real estate as may be necessary to sell and convey said real estate, or any interests therein which may be owned by the said minors, as fully and as effectively as if said minors were each twenty-one years of age, to Deposit Guaranty National Bank.

The Court further finds that the sale of said property by the minor Petitioners for the sum herein set out to Deposit Guaranty National Bank should be, and is hereby, approved and ratified, the delivery of \$2,815.14 for each of said children to Susan W. Lusk by Deposit Guaranty National Bank is authorized and ratified and that the Court hereby authorizes each minor Petitioner to join in a deed of said property to Deposit Guaranty National Bank.

SO ORDERED, ADJUDGED AND DECREED this the 19th day of June, 1989.

*William B. Baker*  
CHANCELLOR

Approved for Entry:

*Winn Davis Brown, Jr.*  
WINN DAVIS BROWN, JR.,  
Attorney at Law

STATE OF MISSISSIPPI, COUNTY OF DESOUD  
I HEREBY CERTIFY, that the above and foregoing is  
a true copy of the original filed in this office.  
This the 19 day of June, 1989.  
W. E. Davis, Clerk of the Chancery Court  
*J. K. K...*

Filed @ 10:30A M/7 July 1989  
Recorded in Book 216 page 421  
W. E. Davis, Chancery Clerk

Exhibit "A" - Page 3 of 3 Pages