

OATY E. HART, ET UX,

GRANTORS

TO

WARRANTY DEED

BILL C. FRENCH, ET AL,

GRANTEES

FOR AND 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, the undersigned Grantors, OATY E. HART and wife, JANICE E. HART, do hereby sell, convey and warrant unto BILL E. FRENCH and BRIDGETT R. FRENCH, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows:

3.5836, MORE OR LESS, ACRE TRACT OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI:

BEGIN at a point in the approximate centerline of Swinnea Road at the accepted southeast corner of Section 7, Township 2 South, Range 7 West; thence North 00 degrees 28 minutes 01 seconds East 979.61 feet with said centerline and along the easterly line of said section to a point at the northeast corner of Tract No. 1; thence North 89 degrees 34 minutes 34 seconds West 1005.45 feet along the northerly line of said tract to the True Point of Beginning for the herein described tract; thence South 01 degrees 44 minutes 55 seconds West 95.56 feet to a point at a northeast corner of Tract No. 2; thence North 88 degrees 15 minutes 05 seconds West 382.51 feet along a northerly line of said Tract No. 2 to a point; thence North 47 degrees 00 minutes 23 seconds West 625.72 feet along a northerly line of said Tract No. 2 to a point at a northeast corner of Tract No. 2 and a northwest corner of Tract No. 1; thence South 89 degrees 34 minutes 34 seconds East 531.13 feet along a northerly line of said Tract No. 1 to a northeast corner of said tract; thence South 00 degrees 28 minutes 01 seconds West 336.00 feet along an easterly line of said tract; thence South 89 degrees 34 minutes 34 seconds East 314.55 feet along a northerly line of said tract to the point of beginning containing 3.5836, more or less, acres of land, all lying and being situated in the southeast quarter of Section 7, Township 2 South, Range 7 West, DeSoto County, Mississippi.

By way of explanation, this 3.5836, more or less, acre tract is a part of that 8.31 acres conveyed to Oaty E. Hart and wife, Janice E. Hart, by Warranty Deed from Dan B. Gill and wife, Georgia F. Gill, dated August 29, 1986, and recorded September 2, 1986, in Book 188, Page 803, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This Deed is subject to rights-of-way and easements for public roads and public utilities, subdivision zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and covenants of record.

Ad valorem taxes for the year 1989 will be paid by Grantors.

Possession shall be given with delivery of Deed.

WITNESS the signatures of the Grantors, this 30th day of October, 1989.

Oaty E. Hart
OATY E. HART

Janice E. Hart
JANICE E. HART

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named OATY E. HART and wife, JANICE E. HART, who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein mentioned of their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER my hand and seal of office, this the 30th day of October, 1989.



Ann Coleman
NOTARY PUBLIC

Grantors: 4165 Swinnea Road, N., Nesbit, MS 38651; 601-368-0703; 901-320-5460

Grantees: 4117 Swinnea Road, N., Nesbit, MS 38651; 601-368-0150; 901-774-8210

STATE MS.-DESOTO CO.
FILED

Nov 13 11 12 AM '89

RECORDED 11/13/89
DEED BOOK 220
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W.E. DAVIS CH. CLK.
by K. Cole