

FRANK L. WATTS, ET UX, )  
GRANTORS )

TO )

WARRANTY DEED

JIMMY H. STOCKARD, ET UX )  
GRANTEES )

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Frank L. Watts and wife, Candyce C. Watts, do hereby sell, convey and warrant unto Jimmy H. Stockard and wife, Barbara J. Stockard, 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, described as follows, to-wit:

34.14 acre tract locted in part of the northwest quarter of Section 20, Township 3 South, Range 5 West, DeSoto County, Mississippi, COMMENCING at the southwest corner of the northwest quarter of Section 20, Township 3 South, Range 5 West; thence north 1 degree 13' 30" east a distance of 363.0 feet to a point; said point being the point of beginning of the following tract; thence north 1 degree 13' 30" east a distance of 182.3 feet along the west line of said quarter section to an iron pin; thence south 88 degrees 06' 30" east a distance of 208.7 feet to an iron pin; thence north 1 degree 13' 30" east a distance of 208.7 feet to an iron pin; thence north 88 degrees 06' 30" west a distance of 208.7 feet to an iron pin; thence north 1 degrees 13" 30" east a distance of 583.87 feet to an iron pin; thence south 87 degrees 25' 30" east a distance of 1319.45 feet to an iron pin; thence south 1 degree 36' west a d istance 1322.06 feet to an iron pin; thence north 88 degrees 06' 30" west a distance of 710.52 feet to an iron pin; thence north 1 degree 13' 30" east a distance of 363.0 feet to an iron pin; thence north 88 degrees 06'30" west a distance of 600.0 feet to the point of beginning containing 34.14 acres, more or less. All bearings are magnetic.

NOTE; There is a 12 foot ingress-egress easement to this property being further described as follows: BEGINNING at the southeast corner of the northeast quarter of Section 19; thence north 55 degrees 40" west a distance of 272 feet along Red Banks Road to a point, which point is the point of beginning of said easement; thence northeastwardly along a wire fence north of a gravel drive 333 feet to a point; thence south 12 feet to a point; thence southwestwardly parallel to said wire fence 333 feet to a point; thence northwestwardly 12 feet to the point of beginning of said easement as recorded in right of way Deed Book 150, pages 353-354.

NOTE: There is also a 12 foot wide ingress-egress easement to a 1 acre lot across this property, beign more particularly described as follows: BEGINNING at the southwest corner of the northwest quarter of SECTION 20; thence north 363.0 feet to a point, said point being the point of beginning of this easement; thence north 1 degree 13' 30" east a distance of 12.0 feet thence south 88 degrees 06' 30" east a distance of 10.0 feet; thence north 32 degrees 15' east a distance of 185.0 feet to a point; thence south 88 degrees 06' 30" east

a distance of 12 feet; thence south and parallel to gravel drive a distance of 197.0 feet; thence north 88 degrees 06' 30" west a distance of 22.0 feet to the point of beginning of said easement.

LESS AND EXCEPT: 10.03 acre tract out of 34.14 acre tract located in part of the northwest quarter of Section 20, Township 3 South, Range 5 West, DeSoto County, Mississippi. BEGINNING at the southwest corner of the northwest quarter of Section 20; thence north 1 degree 13' 30" east along the west line of said quarter section a distance of 1337.87 feet to a point; thence south 87 degrees 25' 30" east a distance of 591.45 feet to a point said point being the beginning of the following tract; thence south 87 degrees 25' 30" east a distance of 728.0 feet to a point; thence south 1 degree 36' west a distance of 600.0 feet to a point; thence north 87 degrees 25' 30" west a distance of 728.0 feet to a point; thence north 1 degree 36' east a distance of 600.0 feet to the point of beginning, containing 10.03 acres, more or less. All bearings are magnetic.

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

Taxes for the year 1990 are to be pro-rated, and possession is to be given with delivery of this deed.

WITNESS OUR SIGNATURES, this the 8<sup>th</sup> day of February, 1990.

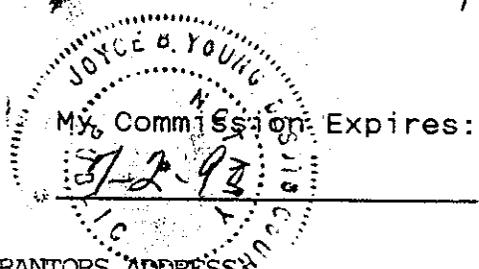
Frank L. Watts  
FRANK L. WATTS  
Candyce C. Watts  
CANDYCE C. WATTS

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, Frank L. Watts and wife, Candyce C. Watts, who acknowledged that they signed and delivered the above and foregoing Warranty Deed 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 8<sup>th</sup> day of February, 1990.

Joyce B. Young  
NOTARY PUBLIC



GRANTORS ADDRESS:  
7568 Canon State Cove  
Germatown, Tenn. 38138  
Home: 757-9811  
Bus: 362-5346

GRANTEES ADDRESS:  
3474 Red Banks Road  
Byhalia, Ms. 38611  
Home: 756-5699  
Bus: 345-3293

STATE MS.-DESOTO CO. 32  
FILED  
FEB 12 3 50 PM '90

RECORDED 2-13-90  
DEED BOOK 222wt  
PAGE 766  
W.E. DAVIS CH. CLK.

S90-020