

400  
GERTRUDE F. LYON, ET AL  
GRANTORS

WARRANTY

TO

DEED

JOHN W. HYNEMAN,  
GRANTEE

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 which is hereby acknowledged, GERTRUDE F. LYON, EDWARD JOSEPH LYON and wife, JOYCE S. LYON, WILLIAM LOUIS LYON and wife, SANDRA E. LYON, and PHILIP A. LYON and wife, PATRICIA H. LYON, do hereby sell, convey and warrant unto JOHN W. HYNEMAN, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

98.528 acres in Sections 22 and 27, Township 1 South, Range 6 West, DeSoto County, Mississippi, more particularly described as BEGINNING at the southwest corner of Section 22, Township 1 South, Range 6 West, of the Chickasaw Cession; thence North 01 degrees 22' 26" East 49.31 feet along the west line of said Section to a point; thence South 88 degrees 42' 45" East 40.00 feet to a point on the west line of Edward J. Lyon 1.56 acre tract; thence along Lyon's west, south, east and north lines with the following calls:

S 01 degrees 22' 26" W - 60.00 feet  
S 88 degrees 42' 45" E - 284.86 feet  
S 85 degrees 49' 08" E - 145.64 feet  
N 01 degrees 38' 10" E - 687.15 feet  
N 84 degrees 05' 11" W - 434.83 feet

to a point on the east right-of-way line of Germantown Road (80 foot right-of-way) thence N 01 degrees 22' 26" E - 80.00 feet along said right-of-way line to William L. Lyon's southwest corner; thence along Lyon's south, east and north lines with the following calls:

S 84 degrees 05' 11" E - 520.07 feet  
N 14 degrees 08' 45" E - 489.00 feet  
S 35 degrees 16' 01" W - 91.00 feet  
N 70 degrees 54' 17" W - 36.00 feet  
N 04 degrees 09' 17" W - 44.00 feet  
N 25 degrees 54' 17" W - 38.00 feet  
N 80 degrees 54' 17" W - 39.00 feet  
S 84 degrees 50' 53" W - 118.00 feet

to Gary L. Jacques' southeast corner; thence N 35 degrees 44' 56" E - 374.60 feet along Jacques' east line to a common corner with Lee Hutchison and Gertrude F. Lyon; thence N 75 degrees 23' 31" E - 141.88 feet along the east end of Lyon's south line to her southeast corner; thence along Lyon's east and north lines with the following calls:

N 07 degrees 55' 45" E - 303.18 feet  
N 28 degrees 12' 08" W - 621.03 feet  
S 85 degrees 29' 05" W - 441.28 feet

to the east right-of-way lines of Germantown Road (80 foot right-of-way); thence N 01 degrees 26' 57" E - 280.52 feet along said right-of-way line to the south right-of-way line of the Burlington Northern Railroad (105 foot right-of-way); thence S 88 degrees 50' 47" E - 4,359.67 feet along said south right-of-way line; thence S 00 degrees 49' 44" W - 2,652.22 feet along Kreunen's, Hughey's, Hunt's and Carrier's west line to the south line of Section 22; thence N 88 degrees 48' 37" W - 455.50 feet along said south line to Lizzie Maude Ellis Estate's northwest corner; thence S 01

degrees 22' 51" W - 175.26 feet along Ellis Estate's west line to Olive Branch Recreational Club's northeast corner; thence along the club's north line with the following calls:

- N 88 degrees 10' 07" W - 659.51 feet
- S 29 degrees 21' 12" W - 336.28 feet
- S 63 degrees 10' 23" W - 300.58 feet
- S 66 degrees 32' 16" W - 299.25 feet
- S 69 degrees 02' 02" W - 173.00 feet
- S 85 degrees 10' 51" W - 346.60 feet
- S 76 degrees 00' 09" W - 235.88 feet
- S 36 degrees 36' 45" W - 141.29 feet
- S 34 degrees 44' 42" W - 409.26 feet
- S 42 degrees 43' 16" W - 224.25 feet
- S 31 degrees 20' 37" W - 208.09 feet
- S 36 degrees 52' 39" W - 283.61 feet
- S 47 degrees 09' 47" W - 230.53 feet
- S 29 degrees 10' 31" W - 190.14 feet
- S 85 degrees 51' 14" W - 896.21 feet

to the west line of Section 27; thence N 00 degrees 59' 36" E - 2,339.50 feet along said section line to the point of beginning, containing 345.043 acres, more or less, LESS AND EXCEPT 50.00 acre tract previously conveyed to John W. Hyneman by Warranty Deed recorded in Book 200, Page 309; 50.008 acre tract previously conveyed to John W. Hyneman by Warranty Deed recorded in Book 215, Page 157; 93.819 acre tract previously conveyed to John W. Hyneman by Warranty Deed recorded in Book 218, Page 464; and 52.688 acre tract previously conveyed to John W. Hyneman by Warranty Deed recorded in Book 218, Page 441, all in the office of the Chancery Clerk of DeSoto County, Mississippi, containing an aggregate of 98.528 acres, more or less.

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.

IT IS HEREBY AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to said Grantee or his assigns, any deficit on an actual proration. Possession is to be given with delivery of Deed.

WITNESS OUR SIGNATURES, this the 28<sup>th</sup> day of February, 1990.

Gertrude F. Lyon  
GERTRUDE F. LYON

Edward Joseph Lyon  
EDWARD JOSEPH LYON

Joyce S. Lyon  
JOYCE S. LYON

William Louis Lyon  
WILLIAM LOUIS LYON

Sandra E. Lyon  
SANDRA E. LYON

Philip A. Lyon  
PHILIP A. LYON

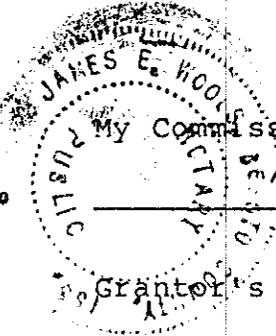
Patricia H. Lyon  
PATRICIA H. LYON

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY came and appeared before me, the undersigned authority of law, in and for the State and County aforesaid, the within named Gertrude F. Lyon, Edward Joseph Lyon and wife, Joyce S. Lyon, William Louis Lyon and wife, Sandra E. Lyon, Philip A. Lyon and wife, Patricia H. Lyon, who acknowledged they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 28<sup>th</sup> day of February, 1990.

James E. Hood  
Notary Public



My Commission Expires: 7-20-91

Grantor's Address:

8058 Germantown Road  
Olive Branch, Ms 38654  
Phone: 601-895-5687  
Business #: 601-895-5687

Grantee's Address:

9111 Highway 51 North  
Southaven, Ms 38671  
Phone: 601-393-5211  
Business #: 601-393-5211

STATE MS.-DESOTO CO. BC  
FILED  
MAR 5 11 13 AM '90  
RECORDED 3/6/90  
DEED BOOK 223  
PAGE 400  
W.E. DAVIS CH. CLK.