

WILLIAM T. WARD and  
JAMES R. FRYE,

Grantors

To

ROBERT WAYNE BRITT,

Grantee

WARRANTY DEED

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, we, WILLIAM T. WARD and JAMES R. FRYE, do hereby grant, bargain, sell, convey and warrant unto ROBERT WAYNE BRITT the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

A 1.6772, more or less, acre tract of land being known as Tract No. 1 being located in the Northeast Quarter of Section 5, Township 2 South, Range 7 West, DeSoto County, Mississippi, described as BEGINNING at the accepted northeast corner of the Northeast Quarter of Section 5, Township 2 South, Range 7 West; thence south 00°27'23" west 1750.0 feet with the easterly line of said section to a point; thence north 88°43'30" west 540.14 feet to a "P.K. Nail" (found) in the approximate centerline of Tchulahoma Road; thence south 17°14'05" west 52.04 feet with said centerline to a "P.K. Nail" (set), said nail being also the true point of beginning for the herein described tract; thence continue south 17°14'05" west 57.71 feet with said centerline to a "P.K. Nail" (found); thence south 14°56'44" west 222.09 feet with said centerline to a "P.K. Nail" (found) at the present centerline intersection of Tchulahoma Road and Windy Lane; thence north 84°18'03" west 106.43 feet with said centerline to a "P.K. Nail" (found); thence north 78°43'39" west 167.38 feet with said centerline to a "P.K. Nail" (set) at the southeast corner of Tract No. 2; thence north 11°16'21" east 118.63 feet along the easterly line of Tract No. 2 to an iron stake (set); thence north 14°06'21" east 119.50 feet along the easterly line of Tract No. 2 to an iron stake (set); thence south 88°52'35" east 50.04 feet to an iron stake (set); thence south 88°51'13" east 242.14 feet to the point of beginning containing 1.6772, more or less, acres of land being subject to all codes, regulations and revisions, easements of record and right of ways of record.

Grantors convey herewith the 50 foot wide Ingress/Egress easement described in Book 149 at page 249 and conveyed to Grantors by Warranty Deed recorded in Book 162 at page 273 of the deed records of DeSoto County, Mississippi.

The hereinabove described property constitutes no part of the Grantors homestead, therefore their spouses do not need to join in this conveyance.

The hereinabove described land is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi; further subject to a 50 foot wide ingress and egress easement of record in Book 160, page 161; and a 50 foot wide ingress and egress easement of record in Book 149, page 249 of the records of DeSoto County, Mississippi.

Taxes for the year 1990 will be paid pro-rata between the Grantors and the Grantee. Possession is given with the delivery of this deed.

WITNESS our signatures, this the 30th day of March, 1990.

*[Handwritten Signature]*  
William T. Ward

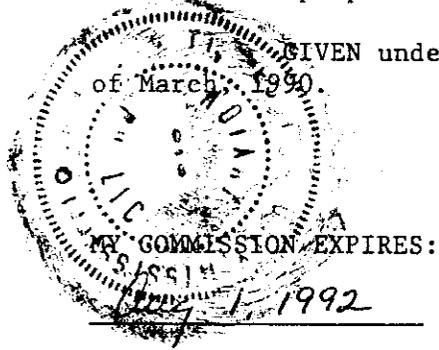
*[Handwritten Signature]*  
James R. Frye

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said State and County, the within named WILLIAM T. WARD and JAMES R. FRYE, 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 deed for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 30th day of March, 1990.

*[Handwritten Signature]*  
Notary Public



GRANTORS:

Ward & Frye  
3157 Aquarius  
Memphis, TN 38118  
901-289-2711 Business (no home)  
SSN \_\_\_\_\_

GRANTEE:

7683 Charleston Dr -  
Southaven, MS 38671  
601-342-2737 Home (no business)  
SSN \_\_\_\_\_

STATE MS.-DESOTO CO. D.T.  
FILED  
APR 2 1 46 PM '90  
RECORDED 4-4-90  
DEED BOOK 2246  
PAGE 281  
W.E. DAVIS CH. CLK.