

420

WARRANTY DEED

GRANTOR: TIMOTHY A. FLINN

GRANTEE: PRUDENCE FLINN McCORMACK

FOR AND IN CONSIDERATION of the sum of (\$10.00) cash in hand, paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, TIMOTHY A. FLINN do hereby sell, convey, and warrant unto PRUDENCE FLINN McCORMACK all my right, title and interest in and to the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

A 138.67 acre tract in Section 10, Township 2 South, Range 6 West, DeSoto County, Mississippi and being more particularly described as follows, to-wit:

BEGINNING at a 1/2 inch re-bar in the North line of Section 10, Township 2 South, Range 6 West, DeSoto County, Mississippi, 1320.0 feet North 86° 52' 14.8" East of the Northwest corner of Section 10 as measured along the North line of Section 10; thence North 89° 35' 05.4" East 1760.0 feet to a point; thence South 4° 47' 40.1" East 1980.0 feet to a point in the North line of Lot 23 of College Grove Subdivision; thence South 85° 43' 54.2" West along the North line of College Grove Subdivision 454.69 feet to an old concrete monument at the Northwest corner of College Grove Subdivision; thence South 3° 48' 52.3" east along the west line of Lot 23 of College Grove Subdivision 245.23 feet to a 1/2 inch re-bar at the Northwest corner of Lot 22; thence South 3° 48' 38.8" East along the West line of Lot 22 of College Grove Subdivision, 245.89 feet to a 1/2 inch re-bar at the Northwest corner of Lot 21; thence 4° 03' 54.8" East along the West line of Lots 21, 20, 19, Quail Road and Lot 18 of College Grove Subdivision, 1228.35 feet to a 1/2 inch re-bar at the Northwest corner of Lot 17; thence South 5° 37' 35.5" East along the West line of Lot 17 of College Grove Subdivision, 252.69 feet to an old concrete monument at the Southwest corner of College Grove Subdivision; thence South 82° 41' 35.9" West along the North line of Mills 10 acre tract, 64.44 feet to an old 1/2 inch iron pipe; thence South 86° 22' 38" West along the North line of Mills 0.85 acre tract, 27.47 feet to an old 1 inch iron pipe; thence South 85° 34' 32" West along the North line of Coln's 10 acre tract and the North line of Lot 8 of Cedar Creek Subdivision, 1199.69 feet to a 1/2 inch re-bar thence North 4° 52' 55.1" West along the East line of Cedar Creek Drive and Lot 7 of Cedar Creek Subdivision, 356.86 feet to a metal fence post; thence North 3° 59' 33.1" West, along the East line of Woods 23.8 acre tract, 964.28 feet to an old 1/2 inch iron pipe; thence North 5° 21' 06.2" West along the East line of the Sowell Tract, 1331.42 feet to an old 1 1/2 inch iron pipe; thence North 4° 30' 15.3" West along the East line of Gadd's 23 acre tract, 1301.55 feet to the point of beginning, containing 6,040,467.530 square feet or 138.67 acres.

The Warranty in this Deed is subject to subdivision and zoning regulations in effect in Desoto County, Mississippi and any rights of ways and easements for public roads and public utilities.

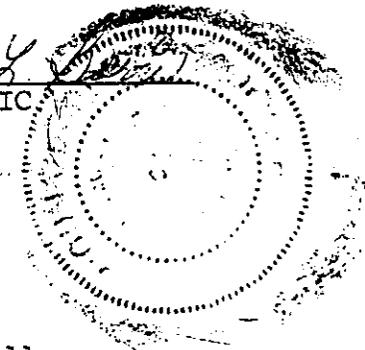
Taxes for the year 1990 are to be prorated and possession is to take place upon delivery of this Deed.

WITNESS MY SIGNATURE this the 4<sup>th</sup> day of MAY, 1990.

Timothy A. Flinn  
TIMOTHY A. FLINN

STATE OF VIRGINIA  
COUNTY OF Fairfax

Personally appeared before me, the undersigned authority in and for the said county and state on this 4 day of May, 1990, within my jurisdiction, the within named TIMOTHY A. FLINN, who acknowledged that he executed the above and foregoing instrument.

Wanda Y. [Signature]  
NOTARY PUBLIC  


MY COMMISSION EXPIRES MARCH 12, 1993

MY COMMISSION EXPIRES:

Grantor's Address:  
10600 HUNTER STATION RD  
VIENNA, VA. 22180  
Phone No: (703) 938-1426 (H)  
(703) 689-6664 (B)

Grantee's Address:  
1742 Old Church Bridge Rd  
McLean VA 22101  
Phone No: (703) 364217 (H)  
Same (B)

STATE MS.-DESOTO CO. h.m  
FILED

JUN 8 2 12 PM '90

RECORDED 6/12/90  
DEED BOOK 226  
PAGE 420  
W.E. DAVIS CH. CLK.