

388

STATE MS.-DESOTO CO. *hjr*  
FILED

OCT 31 12 39 PM '90

RECORDED 103-96  
DEED BOOK 230  
PAGE 388  
W.E. DAVIS CH. CLK.

JOHN F. BYFORD

GRANTOR

TO

WARRANTY DEED

ROBERT B. WHITSON ET UX

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, that I, JOHN F. BYFORD, do hereby bargain, sell, convey, and warrant unto ROBERT B. WHITSON and wife, JADONNA R. WHITSON as tenants by the entirety with full rights of survivorship and not as tenants in common the following described property being situated in the State of Mississippi, County of DeSoto, being more particularly described as follows, to-wit:

A tract of land described as follows: Lot 113, Whispering Pines subdivison, containing 3.5 acres, more or less, being part of the American Savings Tract located in Section 6, Township 2 South, Range 5 West, Desoto County, Mississippi, and being further described as: Beginning at the Southwest Corner of Section 6, Township 2 South, Range 5 West, said point being a point in Polk Lane; thence North 0 degrees 24 minutes east 2121.21 feet along said road to a point; thence North 0 deg. 34 min. West 420.0 feet along said road to a point; thence North 1 deg. 09 minutes west 743.20 feet along said road to the intersection of Polk Lane with Whispering Pine Drive in Section 6; thence eastward along the centerline of Whispering Pine Drive in Section 6, the following calls: South 73 deg. 17 minutes East 427.70 feet to the P. C. of a curve; thence eastward 176.88 feet along the centerline of said curve to a point; thence North 81 deg. 36 minutes east 317.60 feet to the P. C. of a curve; thence Eastward 367.44 feet along a curve in the said road to a point; thence South 18 deg. 13 minutes east 232.05 feet to a P.C. of a curve; thence Southeastward 134.52 feet along a curve in said road to a point; thence South 57 deg. 17 minutes east 334.30 feet to a point in the centerline of said road; thence South 66 deg. 20 minutes 286.25 feet to a point in the centerline of said road and the P.C. of a curve; thence eastward 99.58 feet along the curve in the said road to a point; thence South 79 deg. 55 minutes east 340.30 feet along said road to a point in the centerline of said road and the intersection with the centerline of Martin Cove and the point of beginning of the following lot: thence South 23 deg. 43 minutes West 183.96 feet along the centerline of Martin Cove to a point; thence South 28 deg. 37 minutes west 282.31 feet along the centerline of said Cove to the P. C. of a curve in Martin cove; thence Southward 99.12 feet along the centerline of said curve to a point; thence South 47 deg. 02 minutes West 40.0 feet along said Cove to a point; thence North 72 deg. 20 minutes West 280.0 feet to a point; thence North 20 deg. 29 minute East 500.07 feet to a point in the South right of Way of Whispering Pines Drive; thence North 10 deg. 05 minutes East 37.0 feet to a point in the centerline of said road;

thence East 50.0 feet along said centerline to a point; thence South 79 degrees 55 minutes east 340.30 feet to the point of beginning and containing 4.40 acres, less and except the right of ways for Martin cove and Whispering Pines Drive, leaving a net acreage of 3.50 acres, more or less. Being the same property conveyed to the Grantor as described in Deed Book 222 at page 431 and in Deed Book 209 page 129 as recorded in the office of the Clerk of the Chancery Court of DeSoto County, Mississippi, to which reference is made.

The warranty in this deed is subject to subdivision and zoning regulations in effect and to easements for public roads and public utilities of record for DeSoto County, Mississippi. Further, the warranty is subject to restrictive covenants of record for Whispering Pines subdivision as recorded in Deed book 184, page 401, in the office of the Chancer Clerk of DeSoto County, Mississippi.

Possession is given at closing with delivery of the deed.

Taxes are pro-rated for 1990 and Grantee shall pay hereafter.

WITNESS MY SIGNATURE THIS 13 DAY OF September, 1990.

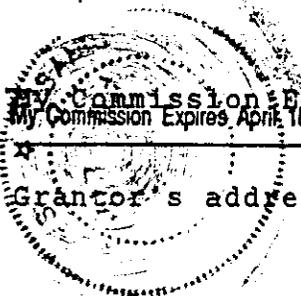
John F. Byford  
JOHN F. BYFORD, GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named JOHN F. BYFORD who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the date and year shown thereon as his free and voluntary act and for the purposes therein expressed.

GIVEN UNDER my hand and seal of office, this the 13<sup>th</sup> day of September, 1990.

Sandra G. Balch  
NOTARY PUBLIC



My Commission Expires: April 18, 1994

Grantor's address: 4516 Dearing Rd. Memphis, Tn. 38117  
wk# (901) 367-0211; hm.# (901) 681-0214

Grantees' address: 1763 Peach Avenue, Mphs, Tn. 38112  
Wk# (901) 276-7106; Home #: same

Please record and return to: Wallace C. Anderson, Attorney  
P.O. Box 64  
Olive Branch, Mississippi 38654  
(601) 895-4390