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Prepared By and Return To: Grantee's Address: 710 Magnolia Manor Cir.
Humphreys Dunlap Wellford
Acuff & Stanton, P.C.
2200 First Tennessee Building
Memphis, Tennessee 38103

QUIT CLAIM DEED

THIS DEED made and entered into this 28th day of February, 1981, by and between Helen H. Freeburg, Trustee, under Trust Agreement No. 1 created for the benefit of Nelson F. Freeburg, Jr. (same person as Nelson Fraser Freeburg, Jr.), dated December 31, 1951, party of the first part, and Nelson Fraser Freeburg, Jr., party of the second part.

W I T N E S S E T H :

THAT WHEREAS, on December 31, 1951, Horace H. Hull, as Grantor, executed an Indenture of Trust to Helen H. Freeburg, as Trustee, creating a trust known as Nelson Fraser Freeburg, Jr. Trust No. 1, and in said Indenture of Trust it was provided that upon Nelson Fraser Freeburg, Jr. reaching the age of 30, he had the right to demand that the trust be terminated and the property constituting the corpus thereof be handed over to the beneficiary free of all trust; and

WHEREAS, Nelson Fraser Freeburg, Jr. reached the age of 30 on December 13, 1981, and has demanded that the said trust be terminated and that the property constituting the corpus be conveyed to him free of trust;

NOW, THEREFORE, for and in consideration of the above premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Trustee, as party of the first part, does hereby and by these presents, remise, release, quitclaim and convey unto said Nelson Fraser Freeburg, Jr., party of the second part, the following described premises in DeSoto County, Mississippi, to wit:

A one-sixth (1/6) undivided interest in and to 42.8 acres, more or less, particularly described as follows:

42.8 Acres, more or less, in the west half of the northwest quarter of Section 30, Township 1 South, Range 7 West, described as beginning at a point 1705.44 feet south of the northwest corner of said Section 30; thence Southwardly along the west line of said section 934.56 feet to the southwest corner of the said northwest quarter; thence east on the half section line 1332.23 feet to a point in the southeast corner of the west half of said northwest quarter; thence North 1502 feet to a point; thence West 1082.23 feet to a point; thence South 567.44 feet to a point; thence West 250 feet to the point of beginning.

Said one-sixth undivided interest was conveyed to party of the first part by Warranty Deed recorded in Book 129, page 542, records of Warranty Deeds of DeSoto County, Mississippi in the Office of the Chancery Court Clerk of said County.

The party of the first part also conveys by this instrument a one-sixth undivided interest in all the lands he owns in the vicinity of that hereinbefore specifically described, whether properly described herein or not.

This conveyance is made subject to right of way for Airways Road on the west side, to any easements for public utilities, and to subdivision and zoning regulations in effect in DeSoto County.

This conveyance is also made subject to any liens for taxes and any encumbrances, this being a Quit Claim Deed.

To have and to hold the interest here conveyed unto the party of the second part, his heirs and assigns in fee simple forever but without covenants or warranties.

IN WITNESS WHEREOF, party of the first part, Trustee as aforesaid, has executed this instrument on the day and year first above written.

Helena H. Freeburg
HELEN H. FREEBURG, Trustee under Trust Agreement No. 1 created for the benefit of Nelson F. Freeburg, Jr. dated December 31, 1951

