

H91071

WENDELL H. COUCH, JR.  
AND  
FLETCHER LEON COUCH

GRANTORS

TO

GENERAL WARRANTY DEED

JAMES ALBERT RILEY

GRANTEE

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, WENDELL H. COUCH, JR., and FLETCHER LEON COUCH, hereby convey and warrant unto JAMES ALBERT RILEY the following described property in DeSoto County, Mississippi, to-wit:

A 1.61 acre lot as part of the Stone Tract in Section Twenty (20), Township Three (3) South, Range Nine (9) West, DeSoto County, Mississippi:

Beginning at the Northeast corner of Section Twenty (20), Township Three (3) South, Range Nine (9) West; thence South 2 degrees 14 minutes East along the East line of the Stone Tract a distance of 2662.07 feet to a point in the centerline of Sullivan Road; thence South 89 degrees 15 minutes West along said centerline a distance of 317.18 feet to a point; thence South 88 degrees 06 minutes West along said centerline a distance of 2174.70 feet to a point in the centerline of Bluff Road; thence North 12 degrees 53 minutes East along said centerline a distance of 438.80 feet to a point; thence North 16 degrees 23 minutes East along said centerline a distance of 291.12 feet to a point; thence North 13 degrees 57 minutes East along said centerline a distance of 162.23 feet to a point, said point being the point of beginning of the following lot; thence North 13 degrees 57 minutes East along said centerline a distance of 8.79 feet to a point; thence North 9 degrees 51 minutes East along said centerline a distance of 222.91 feet to a point; thence North 0 degree 56 minutes East along said centerline a distance of 74.04 feet to a point; thence North 9 degrees 24 minutes West along said centerline a distance of 47.13 feet to a point in said Bluff Road; thence North 87 degrees 58 minutes East a distance of 216.52 feet to a point; thence South 4 degrees 25 minutes West a distance of 418.40 feet to

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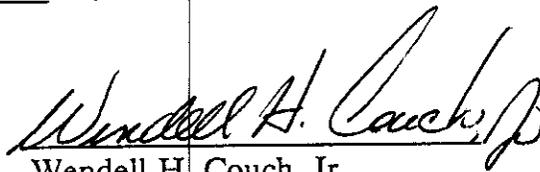
a fence corner; thence North 74 degrees 25 minutes West along said fence a distance of 226.24 feet to the point of beginning containing 1.85 acres, less and except a 30 foot wide right of way for Bluff Road, leaving a net acreage of 1.61 acres, more or less. All bearings are magnetic. All as shown on plat thereof prepared by J. F. Lauderdale, L.S. dated May 6, 1990, attached to and made a part hereof.

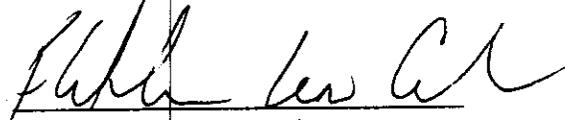
This conveyance and the warranty hereof are made subject to the following:

- (1) Lien for taxes of the year 1991, which taxes will be prorated between Grantors and Grantee as of the date of this deed;
- (2) Rights of way and easements for public roads, public utilities, and drainage ditches, or canals, if any, as now located on said land or shown of record;
- (3) Zoning and subdivision regulations of DeSoto County, Mississippi, if any;
- (4) Any mineral interest owned by persons or parties other than Grantors as reflected by the records in the office of the Chancery Clerk of DeSoto County, Mississippi;

Each of the Grantors represent and warrant that neither of them reside upon said land and no part of the property above described constitutes the homestead of either of them.

WITNESS our signatures, this the 10<sup>th</sup> day of June, 1991.

  
Wendell H. Couch, Jr.

  
Fletcher Leon Couch

STATE OF MISSISSIPPI

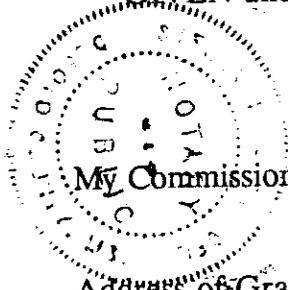
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, the above named Wendell H. Couch, Jr., and Fletcher Leon Couch, each of whom severally acknowledged that they signed and delivered the foregoing power of attorney on the day and year therein mentioned.

GIVEN under my hand and official seal, this the 10<sup>th</sup> day of June, 1991.

Stella H. Partridge

Notary Public



My Commission Expires: 1-16-94

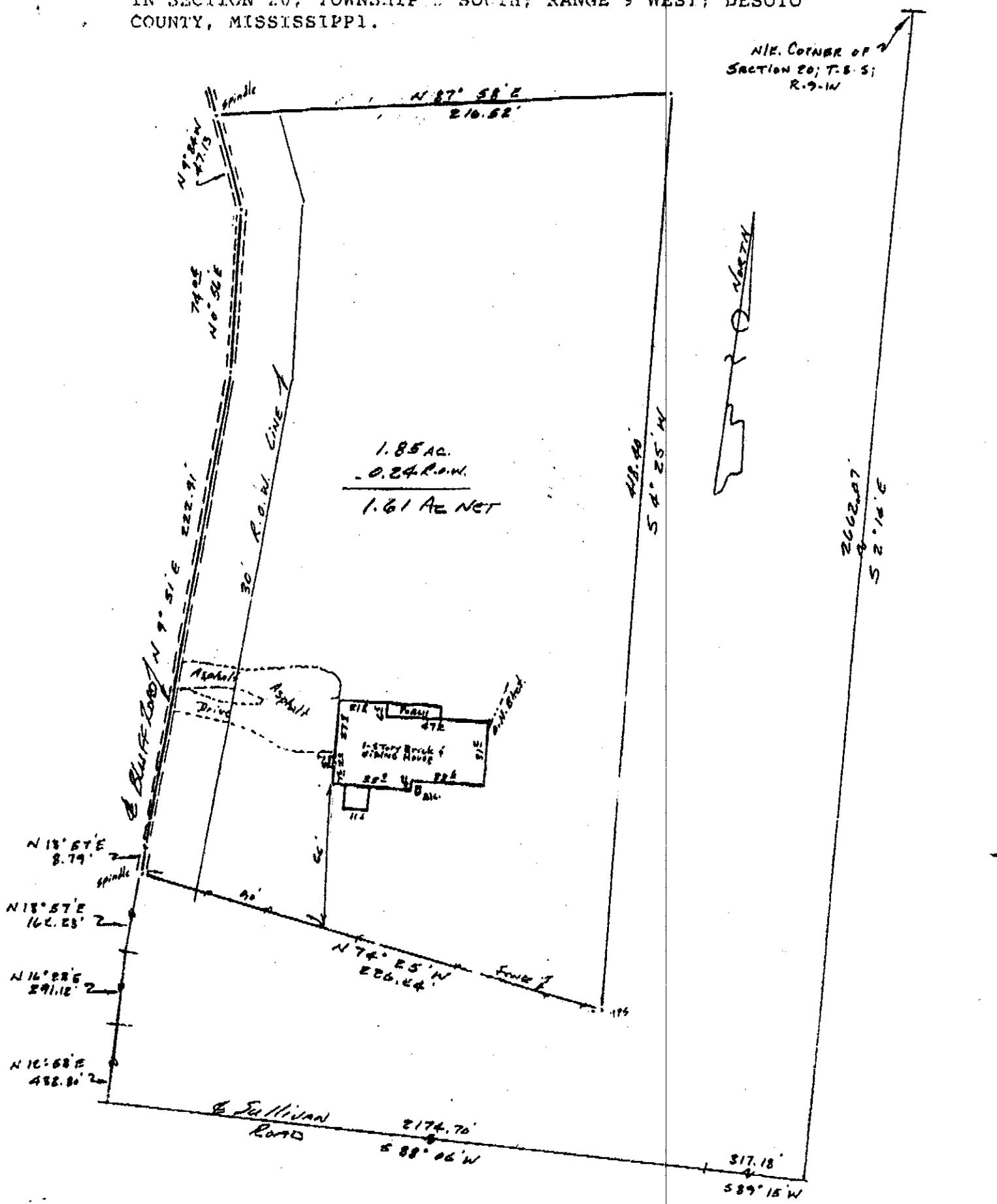
Address of Grantors:

Wendell H. Couch, Jr.  
Fletcher Leon Couch  
2961 Savannah Way  
Germantown, TN 38138  
Telephone: 901/754-2686 (WHC, Jr.)  
Telephone (601) 4299127 (FLC)

Address of Grantee:

James Albert Riley  
11070 Sullivan Road  
Hernando, MS 38632  
Telephone: 601/429-1476 (work)  
Home No. 601/429-3190

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 SURVEY OF A 1.61 ACRE LOT AS PART OF THE STONE TRACT  
 IN SECTION 20; TOWNSHIP 3 SOUTH; RANGE 9 WEST; DESOTO  
 COUNTY, MISSISSIPPI.



SCALE: 1" = 60'      May 3, 1991      J. F. Lauderdale L.S.

STATE HS. - DESOTO CO. FILED

JUN 18 1 35 PM '91

RECORDED 62091  
 DEED BOOK 236  
 PAGE 151  
 W.E. DAVIS CH. CLK.