

WARRANTY DEED

& RETURN TO:

THIS INSTRUMENT PREPARED BY: H. MARK BEANBLOSSOM, ATTY. 3565 RIDGE MEADOW PKWY. MEMPHIS, TN 38115	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
	CRYE-LEIKE MORTGAGE COMPANY, INC. (NAME)	
	P.O. BOX 17257 (STREET ADDRESS)	3086-1400.0-00002
	MEMPHIS, TN 38187-0257 (CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 27TH day of SEPTEMBER 19 91, by and between

JOSEPH E. KEITHLY, JR. AND WIFE, GELENE KEITHLY

party of the first part, and

JAMES DARYL WATSON AND WIFE, MARTHA M. WATSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in THE CITY OF HERNANDO County of DESOTO State of MISSISSIPPI

SEE ATTACHED EXHIBIT "A"

THIS BEING THE SAME PROPERTY CONVEYD TO THE GRANTORS HEREIN BY WARRANTY DEED OF RECORD IN BOOK 141, PAGE 365.

BUYERS Info. 1664 HWY. 304
Hernando, Ms 38632
Work # (901) 527-4454
Home # (901) 794-6438

SELLERS INFO. P.O. Box 919
Charleston, S.C. 29402-0919
work # (803) 724-4236
home # (803) 766-6513

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, EXCEPT FOR EASEMENT OF RECORD IN BOOK 41, PAGE 231; AND 1991 COUNTY TAXES, NOT YET DUE AND PAYABLE.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Joseph E. Keithly, Jr.
JOSEPH E. KEITHLY, JR.
Geleene Keithly
GELENE KEITHLY

STATE OF TENNESSEE COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

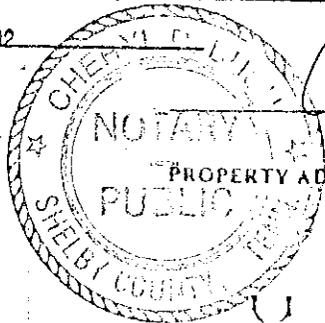
JOSEPH E. KEITHLY, JR. AND WIFE, GELENE KEITHLY

to me known to be the person S described in and who executed the foregoing instrument, and acknowledged that They executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18 day of March 19 91

My commission expires My Commission Expires June 2 1992

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, \$ 87,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



Cheryl D. Bush
Notary Public

H. Mark Beanblossom
Affiant

Subscribed and sworn to before me this 27 day of SEPT 19 91
H. Mark Beanblossom

H. MARK BEANBLOSSOM
NOTARY PUBLIC - TENNESSEE
SHELBY COUNTY
MY COMMISSION EXPIRES 6-2-92

STEWART TITLE
COMPANY OF MEMPHIS
6800 POPLAR AVENUE - SUITE 114
MEMPHIS, TENNESSEE 38138
(901) 756-8383

ATTACHED LEGAL DESCRIPTION

Parcel of land situated in the northwest quarter of Section 14, Township 3, Range 8 West containing 5.4 acres and being more particularly described as follows:

BEGINNING at an iron pin on the north right of way line of State Highway 304 at Highway Station No. 575 + 93.5 (which point is a distance of 1601.5 feet southeast from the west line of said Section 14 as measured along the north line of said Highway); thence north 51 degrees 13 minutes East 508.4 feet to a point in the center of Old Commerce Road; thence with the center of Old Commerce Road south 40 degrees 56 minutes east 62 feet to a point; thence with the center of said old road South 21 degrees 45 minutes East 640.1 feet to a point; thence with the center of said old road south 34 degrees 25 minutes East 279 feet to a point on the north right of way line of State Highway No. 304; thence in a northwest direction along Highway right of way line a distance of 998.5 feet to the point of beginning and being the same lands conveyed to Daisy Louise Scott by Trustee's Deed from F. C. Holmes, Jr., Trustee, and of recorded in Book 58, Page 588, of the Deed Records of Desoto County, Mississippi, but subject however to right of way held by Mississippi Valley Gas Company as shown by instrument of record in Book 41, Page 231 any existing easements for electric circuit of telephone lines traversing said land, any existing easement for Old Commerce Road (old Highway 304) and to Zoning, Subdivision, and Building Regulations of Desoto County, Mississippi.

STATE MS.-DESOTO CO. ¹⁵
FILED
OCT 8 9 42 AM '91
RECORDED _____
DEED BOOK _____
PAGE _____
W.E. DAVIS CH. CLK.

STATE MS.-DESOTO CO. 02
FILED
OCT 15 10 33 AM '91
RECORDED 10-15-91
DEED BOOK 239
PAGE 245
W.E. DAVIS CH. CLK.