

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of October, 1991, by and between Joseph Paul Zienowicz and wife, Susan Carol Scheuerlein Zienowicz party of the first part, and Timothy C. Owens and wife, Sonja M. Owens 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:

4.04 acre tract in the northwest quarter of Section 2, Township 3 South, Range 8 West. Beginning at the northeast corner of the northwest quarter of Section 2, Township 3 South, Range 8 West; thence south 2 degrees 33 minutes east 221.30 feet along said quarter section line to the southeast corner of the Walton Tract; thence west 1020.6 feet along the south line of said Walton Tract to the southwest corner of said tract and a point in Robertson Road, said point being the point of beginning of the following lot; thence north 39 degrees 15 minutes west 163.78 feet along said road to the southwest corner of an existing 1.5 acre lot; thence north 50 degrees 52 minutes east 416.49 feet to the northeast corner of said 1.5 acre lot; thence north 89 degrees east 328.63 feet to a point; thence south 7 degrees 39 minutes east 261.63 feet to a point in the south line of the Walton Tract; thence south 78 degrees 58 minutes west 598.18 feet to the point of beginning.

Being the same property conveyed to Grantor herein as shown in Book 210, Page 697 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Parcel No. 3081-0200.0-00009.02.

TO HAVE AND TO HOLD the aforesaid real estate together with all 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.

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 good right to sell and convey the same; that the same is unencumbered,

except for Easement-Right of Way in Book 33, Page 447 and Book 180, Page 205, and except for 1991 DeSoto 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 party of the first part the day and year first above written.

Joseph Paul Zienowicz
Joseph Paul Zienowicz

Susan Carol Scheuerlein Zienowicz
Susan Carol Scheuerlein Zienowicz

Buyers Address:
343 Marcross Cove
Cordova, TN 38018
901-753-7575 (H)
901-794-4828 (W)

Seller Address:
66 Robertson Road
Hernando, MS 38632
601-395-3775 (W)
601-429-0626 (H)

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 Paul Zienowicz and wife, Susan Carol Scheuerlein Zienowicz to me known to be the persons 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 4th day of October 1991.

My commission expires: 5-23-95

[Signature]
Notary Public



Property address 66 Robertson Road
Hernando, MS 38632
Mail tax bills to, (Person or Agency responsible
for payment of taxes)

Timothy C. Owens
66 Robertson Road
Hernando, MS 38632
This instrument prepared by:
Southern Escrow Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
State tax \$ _____
Register's fee .50
Recording fee 6.00
Total _____

T.G. # Chicago Title 915202
Return to: Southern Escrow Title Company

I, or we, 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
\$124,600.00 which amount is equal
to or greater than the amount
which the property transferred
would command at a fair and
voluntary sale.

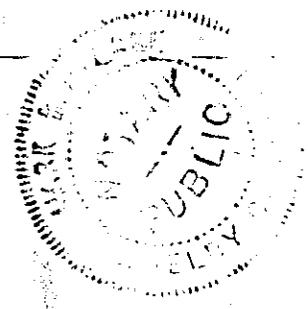
[Signature]
Affiant

Subscribed and sworn to before me
this 4th day of October, 1991.

[Signature]
Notary Public

Commission expires: 5-23-95

(FOR RECORDING DATA ONLY)



STATE MS.-DESOTO CO. FILED

Nov 12 10 11 AM '91

RECORDED 11-13-91
DEED BOOK 240
PAGE 49
W.E. DAVIS CH.CLK.

STATE MS.-DESOTO CO. FILED

Oct 15 10 28 AM '91

RECORDED
DEED BOOK
PAGE
W.E. DAVIS CH.CLK.