

STATE MS.-DE SOTO CO. *hr*

APR 21 3 28 PM '92

JOHN H. BREWER, III, ET AL, GRANTORS
TO
DAN JAMES, GRANTEE

RECORDED *423-92*
DEED BOOK *244*
PAGE *607*
W.E. DAVIS CH.CLK. DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, JOHN H. BREWER, III, GEORGE ALBERT BREWER, and ETHYL GWENDOLYN BREWER EDWARDS, hereby sell, convey, and warrant unto the Grantee, DAN JAMES, the land in DeSoto County, Mississippi, shown on the survey of Joseph F. Lauderdale, P.E.L.S., dated January 31, 1992, a copy of which is attached hereto, being more particularly described as follows:

1.70 acre lot as Town lots 347 and 348 in Section 13, Township 3 South, Range 8 West, City of Hernando in DeSoto County, Mississippi. Beginning at the southeast corner of Town of Hernando lot 347 as shown on the City lot map in Section 13, Township 3 South, Range 8 West; thence south 85 degrees 00 minutes west 255.0 feet along the south line of Town lots 347 and 348 to a point in the east line of a right-of-way for a City Street; thence north 7 degrees 26 minutes west 300.0 feet along the east line of said street to a point in the south line of Southern Street (40 feet wide); thence north 85 degrees 00 minutes east 262.16 feet along the south line of Southern Street and the north line of lots 347 and 348 to the northeast corner of lot 347; thence south 7 degrees 26 minutes east 300.0 feet to the Point of Beginning. Less and except a 0.07 acre Bell lot as shown on the City ownership maps, leaving a net acreage of 1.70 acres, more or less.

In addition, the Grantors hereby sell, convey, and quitclaim unto the Grantee, the land in DeSoto County, Mississippi, being more particularly described as follows:

All of lots 347 and 348, in the town of Hernando, Mississippi, in Section 13; Township 3 South; Range 8 West; City of Hernando in DeSoto County, Mississippi,

AND

right-of-way for a city street as shown on the original city property map between town lots 348 and 351 in Section 13, Township 3 South, Range 3 West, City of Hernando in DeSoto County, Mississippi.

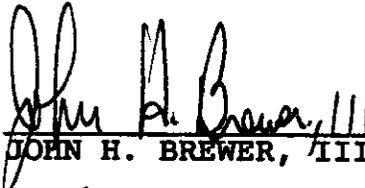
Beginning at the northeast corner of Town of Hernando lot 351 as shown on the original Town map located in Section 13, Township 3 South, Range 8 West; thence south 300 feet along the east side of said Town lot to the southeast corner of said lot 351; thence east 60 feet to a point in the west line of Town lot 348; thence north 300 feet to the northwest corner of Town lot 348; thence west 60 feet to the Point of Beginning and containing 0.41 acres, more or less.

608

By way of explanation, Grantors received this property in the Will of JOHN H. BREWER, JR., recorded in Will Book 17, Page 84, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Further, the area described herein as being part of the city street has always been believed by Grantors to be a portion of lot 348, and they and their family have used it as their own since the property first came into their family. The property referred to above as the Bell lot is described in Deed Book 44, Page 519; however, Grantors believe it was the intent of the parties thereto to describe a tract which would have had its beginning point at the southwest corner of what is described above as a city street (being the point they believed was the southwest corner of lot 348) and not the Southwest corner of lot 347. Grantors and their family have had possession of the property described above as the Bell lot since their family first acquired the property by warranty deed to HENRY and ALBERT BREWER, dated February 5, 1912, and recorded in Deed Book 16, Page 316, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1992 shall be estimated and prorated at closing and paid by the Grantee when due. Possession is to be given at closing.

EXECUTED this the 3/5th day of March, 1992.



JOHN H. BREWER, III., GRANTOR



GEORGE ALBERT BREWER, GRANTOR



ETHYL GWENDOLYN BREWER EDWARDS, GRANTOR

