

STATE MS.-DESOTO CO. ^A
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FRANCES HALL LAUDERDALE, ET AL
GRANTORSRECORDED ~~529-92~~
DEED BOOK ~~243~~
PAGE ~~680~~
W.E. DAVIS CH. CLK.W A R R A N T Y
D E E D

TO

KEITH W. FERRELL, ET UX
GRANTEES

FOR AND 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, FRANCES HALL LAUDERDALE, E. N. LAUDERDALE, JR., CHARLES C. LAUDERDALE, JOHN C. LAUDERDALE, II, WILLIAM A. JOHNSTON, and JOHN C. LAUDERDALE, II, as Trustee for LOUISE JOHNSTON, do hereby sell, convey and warrant unto KEITH W. FERRELL and wife, CAROLE C. FERRELL, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

The land lying and being situated in part of the Northwest Quarter of Section 2, Township 3 South, Range 7 West, DeSoto County, Mississippi, more particularly described as BEGINNING at a point on the south line of said quarter section 40.00 feet east of the southwest corner of said quarter section, said Point of Beginning being the intersection of the east right of way line of Malone Road and the centerline of Lauderdale Road; thence run North 5 degrees 23' 16" West a distance of 447.08 feet along said right of way line to a point; thence run North 5 degrees 51' 58" West a distance of 667.76 feet along said right of way line to a point; thence run North 4 degrees 58' 36" West a distance of 337.19 feet along said right of way line to the southwest corner of the Bob J. Lawson property; thence run North 84 degrees 33' 11" East a distance of 620.00 feet along the south line of said Lawson property to the southeast corner of said Lawson property, said point being on the west line of the Clark J. Rhodes property; thence run South 5 degrees 06' 59" East a distance of 132.00 feet along said Rhodes west line to the southwest corner of said Rhodes property; thence run North 84 degrees 33' 32" East a distance of 1492.85 feet along the south line of said Rhodes property on the west and the south line of the Edwin G. Saunders property on the east to a point on the centerline of a ditch; thence along said ditch centerline the following calls to a point:

South 39 degrees 16' 41" West 92.96 feet
 South 27 degrees 03' 55" West 124.69 feet
 South 42 degrees 29' 45" West 58.56 feet
 South 18 degrees 03' 40" West 111.87 feet
 South 49 degrees 46' 29" West 30.21 feet
 South 57 degrees 11' 37" West 74.77 feet
 South 67 degrees 30' 38" West 50.79 feet
 South 27 degrees 52' 01" West 75.89 feet
 South 83 degrees 25' 24" West 219.10 feet
 North 75 degrees 01' 07" West 68.62 feet
 North 85 degrees 08' 47" West 110.65 feet
 North 79 degrees 02' 43" West 113.99 feet
 South 74 degrees 51' 06" West 128.83 feet
 South 55 degrees 14' 59" West 54.52 feet
 North 82 degrees 32' 32" West 74.13 feet;

Thence run South 5 degrees 22' 34" East a distance of 916.79 feet to a point on the south line of said quarter section and on the centerline of Lauderdale road; thence run South 84 degrees 33' 26"

West a distance of 960.00 feet along said south quarter section line and said road centerline to the Point of Beginning and containing 40.36 acres, more or less. All bearings are magnetic.

LESS AND EXCEPT:

A 6.0 acre lot as part of a 40.36 acres tract in part of the Northeast Quarter of Section 2, Township 3 South, Range 7 West, DeSoto County, Mississippi, described as follows: Beginning at the southwest corner of the northwest quarter of Section 2, Township 3 South, Range 7 West, said point called the intersection of Lauderdale Road and Malone Road; thence North 84 degrees 33' 26" East 40 feet to a point in the east right of way of Malone Road and the point of beginning of the following tract; thence north 5 degrees 23' 16" west 447.08 feet along said east right of way to a point; thence north 5 degrees 51' 58" west 64.92 feet along said right of way to a point; thence north 84 degrees 33' 26" east 512.0 feet to a point; thence south 5 degrees 30' 33" east 256.0 feet to a point; thence south 5 degrees 23' east 256.0 feet to a point in Lauderdale Road; thence south 84 degrees 33' 26" west 512.0 feet to the point of beginning and containing 6.0 acres more or less. All bearings are magnetic. As per survey of J. F. Lauderdale, L.S., dated February 22, 1985; and being the property conveyed to Chris Alexander by Warranty Deed dated March 1, 1985, recorded in Book 176, Page 650, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

LESS AND EXCEPT:

5.26 acres located in the Northwest Quarter of Section 2, Township 3 South, Range 7 West, DeSoto County, Mississippi, described as: Beginning at a point located 552 feet East of the Southwest corner of the Northwest Quarter of Section 2, Township 3 South, Range 7 West, said point being the point of beginning; thence North 84 degrees 33' 26" East 448 feet along the centerline of Lauderdale Road to a point; thence North 5 degrees 26' 34" West 511.6 feet to a point; thence South 84 degrees 36' 30" West 448.03 feet to a point; thence South 5 degrees 30' 33" East 256.0 feet to a point; thence South 5 degrees 23' East 256.0 feet to the point of beginning, parcel containing 5.26 acres, and being the property conveyed to John A. Steele, by Warranty Deed dated August 4, 1986, and recorded in Book 188, Page 565, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

LESS AND EXCEPT:

9.34 acre lot in part of the Northwest Quarter of Section 2, Township 3 South, Range 7 West, DeSoto County, Mississippi, described as follows: Beginning at the southwest corner of the northwest quarter of Section 2, Township 3 South, Range 7 West; thence East 1000.0 feet along the centerline of Lauderdale Road to a point; thence North 5 degrees 26' West 916.79 feet to the northwest corner of the Helton 10.1 acre tract and the POINT OF BEGINNING of the following parcel; thence eastward along the centerline of an existing ditch the following calls: South 82 degrees, 32' East 74.13 feet; North 55 degrees 20' East 54.52 feet; North 74 degrees 51' East 128.83 feet; south 79 degrees 02' East 113.99 feet; South 85 degrees 08' East 110.65 feet; South 75 degrees 01' East 15.48 feet to the northeast corner of the Helton tract; thence South 75 degrees 01' East 53.14 feet; North 83 degrees 25' East 219.10 feet' North 27 degrees 52' East 75.89 feet; North 67 degrees 30' East 50.79 feet; North 57 degrees 11' East 74.77 feet; North 49 degrees 46' East 30.21 feet; North 18 degrees 03' East 111.87 feet; North 42 degrees 29' East 58.56 feet; North 27 degrees 03' East 124.69 feet; North 39 degrees 16' East 92.96 feet to the northwest corner of the Ferrell tract and a point in the south line of the Saunders tract; thence South 84 degrees 32' West 734.0 feet to the southeast corner of the Rhodes tract; thence South 84 degrees 32' West 417.35 feet along the south line of the Rhodes tract to a point; thence South 5 degrees 35' East 402.7 feet to the point of beginning, and containing 9.34 acres,

more or less. All bearings are true north; and being the property conveyed to Keith W. Ferrell, et ux, by Warranty Deed dated May 9, 1989, recorded in Book 214, Page 641, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, E. N. LAUDERDALE, SR., JOHN C. LAUDERDALE, II, WILLIAM A. JOHNSTON, AND JOHN C. LAUDERDALE, II, as Trustee for LOUISE H. JOHNSTON, obtained said property by virtue of Consent Decree in Cause No. 77-486, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Furthermore, by way of explanation, E. N. LAUDERDALE is deceased. E. N. LAUDERDALE, JR. and CHARLES C. LAUDERDALE are the surviving children of E. N. Lauderdale, as stated in the Last Will and Testament of E. N. Lauderdale, as recorded in Will Book 19, Page 633, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Furthermore, by way of explanation, FRANCES HALL LAUDERDALE joins in the execution of this Warranty Deed to convey her life estate in and to said property, which she obtained by virtue of the Last Will and Testament of E. N. Lauderdale, as recorded in Will Book 19, Page 633, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and further subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the year 1992, to be pro-rated. Taxes for subsequent years are to be the responsibility of the Grantees, their heirs or assigns.

Possession is to be given with delivery of Deed.

WITNESS our signatures this 7th day of April, 1992.

Frances Hall Lauderdale
FRANCES HALL LAUDERDALE

E. N. Lauderdale, Jr.
E. N. LAUDERDALE, JR.

Charles C. Lauderdale
CHARLES C. LAUDERDALE

John C. Lauderdale II
JOHN C. LAUDERDALE, II

William A. Johnston
WILLIAM A. JOHNSTON

John C. Lauderdale II
JOHN C. LAUDERDALE, II - Trustee
for LOUISE JOHNSTON

STATE OF Miss.
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named FRANCES HALL LAUDERDALE, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this 7th day of April, 1992.

Wanda M. Colman
Notary Public

My Commission Expires:
My Commission Expires June 7, 1993

STATE OF Virginia
COUNTY OF Alexandria

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named E. N. LAUDERDALE, JR., who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 13th day of April, 1992.

Cheryl McDowell
Notary Public

My Commission expires:
My Commission Expires August 1, 1993

STATE OF Georgia
COUNTY OF Mitchell

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named CHARLES C. LAUDERDALE, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 15th day of April, 1992.

Kathy A. Emer
Notary Public

My Commission expires:
My Commission Expires July 9, 1994

STATE OF Tenn.
COUNTY OF Anderson

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named JOHN C. LAUDERDALE, II, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 20th day of April, 1992.

Catherine Childers
Notary Public

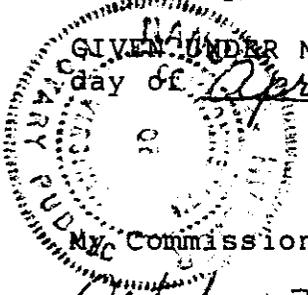
My Commission expires:
5-1992

684

STATE OF Virginia at Large,
COUNTY OF Winchester
CITY

PERSONALLY appeared before me, the undersigned authority in and for said ~~county~~ ^{CITY} and State, the within named WILLIAM A. JOHNSTON, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 27th day of April, 1992.



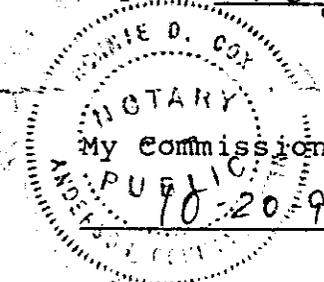
Nancy D. Sulover
Notary Public

My Commission expires:
October 31, 1995

STATE OF TENNESSEE
COUNTY OF ANDERSON

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named JOHN C. LAUDERDALE, II, as Trustee for LOUISE JOHNSTON, who acknowledged that he signed and delivered the above and foregoing Warranty Deed as Trustee for LOUISE JOHNSTON, on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 4th day of May, 1992.



John C. Lauderdale II
Annie D. Cox
Notary Public

My Commission expires:
10-20-92

Grantor's Address:

595 East Commerce
Hernando, MS 38632
Home: 429-6424 Work: N/A

Grantee's Address:

4466 Lauderdale Road
Hernando, MS 38632
Home: 429-6415 Work: 324-3894