

RAY G. SKINNER, ET UX, GRANTOR

TO

WARRANTY DEED

WAYNE F. FORTUNE, ET UX, GRANTEES

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, RAY G. SKINNER and Wife, TRACI SKINNER, hereby sell, convey, and warrant unto the Grantees, WAYNE F. FORTUNE and Wife, BARBARA J. FORTUNE, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

Lot 6 of the McMurry Tract on Nail Road, containing 1.50 acres, Section 35, Township 1 South, Range 7 West, described as beginning at the southwest corner of Section 35, Township 1 South, Range 7 West; thence East 2,827.50 feet along the centerline of Nail Road to the Southeast corner of the McMurry Tract and the Point of Beginning for the following lot; thence North 1 degree 36 minutes West 510.0 feet along the East line of the McMurry Tract to a point; thence South 64 degrees 14 minutes West, 1047.0 feet to the Northeast corner of Lot 5; thence South 0 degrees 52 minutes East 449.2 feet to the Southeast corner of said Lot 5 and a point in the centerline of Nail Road; thence North 88 degrees 40 minutes East 140 feet to the Point of Beginning, and containing 1.50 acres, more or less, subject to the right-of-way for Nail Road.

This is the same land conveyed by the Deed in Book 238, Page 528.

The restrictive covenants for Deerfield Subdivision, as recorded in Plat Book 38, Page 42, in the Office of the Chancery Clerk of DeSoto County, Mississippi, will apply to and be enforced on the above described lot. A 5 foot utility easement is retained on each boundary line of said lot and a 50 foot building line from Nail Road will be enforced.

By acceptance of this Deed, the parties agree this conveyance is made subject of subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi; restrictive covenants of the Subdivision; and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1993, shall be paid by the Grantees when due. Possession is to be given upon delivery of this Deed.

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EXECUTED this the 24th day of February, 1993.

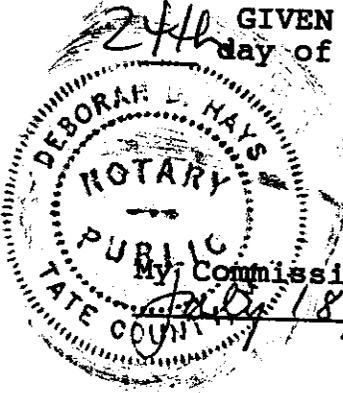
Ray G. Skinner
RAY G SKINNER

Traci C. Skinner
TRACI SKINNER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named RAY G. SKINNER and Wife, TRACI SKINNER acknowledged signing and delivering the above and foregoing Deed on the day and date therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

24th GIVEN under my hand and official seal of office this the day of February, 1993.



My Commission Expires:

July 18, 1994

Deborah D. Hays
Notary Public

GRANTOR'S ADDRESS: 4410 Forest Valley Cove, Memphis, TN 38115
Business Phone: NONE Home Phone: (901) 367-1354

GRANTEE'S ADDRESS: 6872 Kirby Mills Cove, Memphis, TN 38115
Business Phone: NONE Home Phone: (901) 362-1264

jskinner.wd06

STATE MS.-DESOTO CO. ¹⁸
FILED

FEB 24 3 31 PM '93

RECORDED 2-25-93
DEED BOOK 234
PAGE 59
W.E. DAVIS CH. CLK.