

Prepared By and
Return To: William F. Hagan
P. O. Box 679
Hernando, MS. 38632
(601) 429-9048

BILLY TODD,
Grantor
TO
CALEB MARK COCHRAN, ET UX,
Grantees

WARRANTY DEED

STATE MS. - DESOTO CO. 24
FILED

JAN 13 3 36 PM '94

266 321
Dollars (\$10.00)

W.F. HAGAN, JR. Notary Public

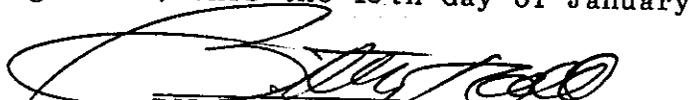
For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, BILLY TODD, do hereby grant, bargain, sell, convey, and warrant to CALEB MARK COCHRAN and wife, JENNIFER LYNN COCHRAN, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described by description thereof attached hereto as Exhibit "A" and made a part hereof as fully and completely as if copied in words and figures herein.

Said real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to any matters which might be shown by an accurate current survey; and subject to taxes for the year 1994, which taxes are not yet due or payable but which constitute a lien which relates back to January 1, 1994.

Taxes for the year 1994 are being pro-rated on an estimated basis to the date of this Deed, which taxes, and all subsequent taxes, are the responsibility of Grantees, their heirs or assigns.

Possession of the said real property is given to Grantees upon delivery of this Deed. Grantor warrants that no homestead rights are involved in or to said real property.

Witness my signature, this the 13th day of January, 1994.


BILLY TODD

Billy Todd
Post Office Box 906
Southaven, MS. 38671
Home: (601) 429-0634
Work: (601) 393-8633

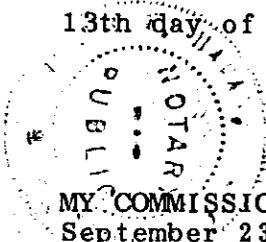
Mr. and Mrs. C. M. Cochran
1180 Wilbourne Road
Nesbit, MS. 38651
Home: (601) 393-0510
Work: (601) 363-6366

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 BILLY TODD, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED as his free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 13th day of January, 1994.



William F. Haga
NOTARY PUBLIC

DESCRIPTION:

A 1.73 ACRE TRACT LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 7 WEST

THE EAST 236.00 FEET OF THE EAST 470.58 FEET OF LOT 13 OF THE JONES RICHARDSON TRACT AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17 TOWNSHIP 2 SOUTH, RANGE 7 WEST, IN DESOTO COUNTY, MISSISSIPPI, AS SHOWN ON THE MAP OR PLAT OF THE JONES RICHARDSON SR LAND AS RECORDED IN BOOK 30 AT PAGE 15 OF THE DEED RECORDS OF DESOTO COUNTY, MISSISSIPPI; THENCE NORTH 05 DEGREES 44 MINUTES WEST ALONG SAID SECTION LINE 890.0 FEET TO A POINT; THENCE NORTH 84 DEGREES 29 MINUTES 25 SECONDS EAST 706.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 45 MINUTES WEST 323.80 FEET TO A 1/2" IRON PIN FOUND, PASSING A 1/2" IRON PIN FOUND AT 5.0 FEET; THENCE NORTH 84 DEGREES 30 MINUTES EAST A DISTANCE OF 236.00 FEET TO A 3/8" IRON PIN SET; THENCE SOUTH 05 DEGREES 45 MINUTES EAST A DISTANCE OF 323.84 FEET TO A POINT, PASSING A 3/8" IRON PIN FOUND AT 318.84 FEET; THENCE SOUTH 84 DEGREES 30 MINUTES 35 SECONDS WEST A DISTANCE OF 236.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.72 ACRES±. ALL LYING IN LOT 13 OF THE JONES RICHARDSON SR. LAND AFORESAID AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 7 WEST, IN DESOTO COUNTY, MISSISSIPPI. ALSO, BEING TRACT I OF THE LAND RECORDED IN DEED BOOKS 259 PAGES 22-23 AND BOOK 258 PAGE 698 AS RECORDED IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY MISSISSIPPI.

EXHIBIT "A"

