

STATE MS.-DESOTO CO. FILED **WARRANTY DEED**

J.K. G.K. FEB 4 11 03 AM '94

THIS INSTRUMENT WAS PREPARED BY

STATE MS.-DESOTO CO. FILED

JAN 10 1 42 PM '94

BK 267 PG 100  
W.E. DAVIS CH. CLK.

George T. Brannon  
7700 Poplar Avenue Suite 213  
Germantown, TN 38138  
(901) 753-2300

BK PG  
W.E. DAVIS CH. CLK.

*Ray P. Starkey*

THIS INDENTURE, made and entered into as of the 5th day of January, 1994 by and between

Mike Ramage

hereinafter referred to as Grantor, and

Stanley A. Alberson and Paula J. Alberson, husband and wife

hereinafter referred to as Grantee.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DeSoto County, MS, State of Tennessee:

Part of the Southwest Quarter of Section 22, Township 3 South, Range 9 West, DeSoto County, Mississippi, and being more particularly described as follows: COMMENCING at a point on the centerline of Mississippi Highway 301 commonly accepted as the southwest corner of said quarter section; thence run North 00 degrees 36 minutes 23 seconds West a distance of 597.89 feet along said highway centerline to a point; thence run North 00 degrees 01 minutes 41 seconds East a distance of 445.98 feet along said highway centerline to a point; thence run North 00 degrees 06 minutes 55 seconds West a distance of 319.99 feet along said highway centerline to a point; thence run South 88 degrees 24 minutes 03 seconds East a distance of 30.00 feet to a point on the east right-of-way line of said highway, said point being the Point of Beginning; thence run North 00 degrees 06 minutes 55 seconds West a distance of 321.43 feet along said east right-of-way line to a steel post; thence run South 88 degrees 24 minutes 03 seconds East a distance of 1354.72 feet to a point; thence run South 00 degrees 59 minutes 27 seconds East a distance of 321.61 feet to a half-inch steel bar; thence run North 88 degrees 24 minutes 03 seconds West a distance of 1359.63 feet to the point of beginning and containing 10.01 acres.

This conveyance is made subject to Easements of record in Book 30, Page 272 and Book 201, Page 33, in the Chancery Court Clerk's Office and 1994 DeSoto county taxes, not yet due and payable which party of the second part hereby assumes and agrees to pay.

Part NW 1/4 SW 1/4

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

as set out above

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Mike Ramage  
Mike Ramage

INDIVIDUAL

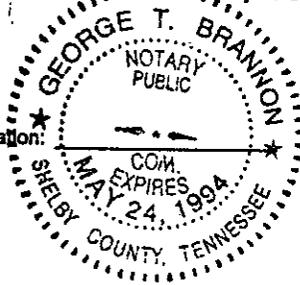
STATE OF TENNESSEE, )  
COUNTY OF SHELBY )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mike Ramage**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 5th day of January, 1994.

George T. Brannon  
Notary Public

Commission Expiration:



VALUATION AFFIDAVIT

I, or we, hereby 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 \$113,665.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stanley A. Alberca  
Affiant

GRANTORS ADDRESS:

P.O. Box 65  
Hernando, MS 38632

Home Phone: 429-8827  
Office Phone: 393-9445

GRANTEES ADDRESS:

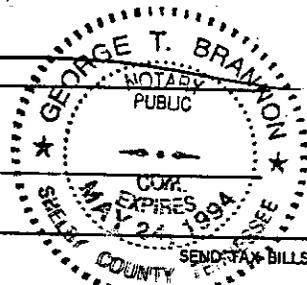
3740 Highway 301  
Hernando, MS 38632

Home Phone: 393-3451  
Office Phone: 393-9843

Subscribed and sworn to before me this 5th day of January, 1994.

George T. Brannon  
Notary Public

Commission Expiration:



RETURN TO:

George T. Brannon  
7700 Poplar Avenue Suite 213  
Germantown, TN 38138

SEND TAX BILLS TO:

First Commercial Mortgage Company of Memphis  
6263 Poplar Avenue  
Memphis, Tennessee 38119

PROPERTY ADDRESS:

3740 Highway 301  
Hernando, MS 38632

MAP PARCEL NUMBER