

Prepared By:  
BRIDGFORTH & BUNTIN  
P. O. Box 241  
Southaven, MS 38671  
393-4450

BOOK 267 PAGE 694  
**WARRANTY DEED** STATE MISSISSIPPI - DESOTO CO

MARY LULA DEAN FISHER  
TO  
TAMMY D. WARD, ET AL

GRANTOR(S)  
MAR 1 11 57 AM '94  
GRANTEE(S)  
BK 267 PG 694  
W.F. ...  
Wyn. Mahamsee

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, MARY LULA DEAN FISHER, do hereby sell, convey and warrant unto TAMMY D. WARD AND ROBERT S. BAKER, as <sup>joint</sup> 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, described as follows, to-wit:

LOT 3 OF THE DEAN TRACT CONTAINING 1.51 ACRES IN PART OF SECTION 30; TOWNSHIP 2 SOUTH; RANGE 8 WEST; DESOTO COUNTY, MISSISSIPPI.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30; TOWNSHIP 2 SOUTH; RANGE 8 WEST; THENCE NORTH 340.56 FEET ALONG FOGG ROAD TO THE NORTHEAST CORNER OF LOT 1 OF SAID DEAN TRACT AND THE POINT OF BEGINNING OF THE FOLLOWING LOT 3; THENCE NORTH 2 DEGREES 53 MINUTES WEST 100.0 FEET ALONG FOGG ROAD TO A POINT; THENCE NORTH 3 DEGREES 33 MINUTES WEST 50.0 FEET ALONG SAID ROAD TO A POINT; THENCE SOUTH 86 DEGREES 02 MINUTES WEST 439.25 FEET TO A POINT; THENCE SOUTH 3 DEGREES 57 MINUTES EAST 150.10 FEET TO THE NORTHWEST CORNER OF LOT 2 OF THE DEAN TRACT; THENCE NORTH 86 DEGREES 00 MINUTES EAST 437.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.51 ACRES MORE OR LESS AND INCLUDING THE RIGHT OR WAY FOR FOGG ROAD. ALL BEARINGS ARE MAGNETIC. And being situated in the SE 1/4 of the SE 1/4.

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 all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year have been reverse pro-rated on an estimated basis.

Possession is to be given WITH DEED.

WITNESS MY signature this the 22 day of February, 1994.

*Mary Lula Dean Fisher*  
MARY LULA DEAN FISHER

STATE OF Texas  
COUNTY OF Jefferson



PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named MARY LULA DEAN FISHER, 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 the 22 day of February, 1994.

My Commission expires:  
March 18, 1997

*E. Rachelle Hrezo*  
NOTARY PUBLIC

Grantor Address & Phone:  
595 North 19th Street  
Beaumont, TX 77706 (W) N/A

Grantee Address & Phone:  
2743 Brattonwood Cove, Hernando, MS 38632  
Home: 429-3484 (Work)N/A