

STATE OF MISSISSIPPI - DESOTO CO.)
FILED)

APR 26 11 01 AM '94

BK 269 PG 740
W.E. DAVIS CH. CLK.

W. E. Davis
QUITCLAIM DEED

JOHN W. McCORMACK AND WIFE,)
NELL P. McCORMACK A/K/A)
ROBERTA L. McCORMACK,)
GRANTORS,)

TO:

JAMES L. WILSON, JR.,)
TOM WILSON AND BOB WILSON,)
GRANTEES,)

WHEREAS, an Order of the Chancery Court of DeSoto County, Mississippi, was entered in Cause Number 90-3-259, on the 24th day of July, 1993, the same being recorded in Minute book 165, Page 524, requiring that John W. McCormack, et ux, quitclaim certain property to the Grantees herein.

THEREFORE, for the purpose of complying with said Order and in consideration of reciprocal conveyances from the Grantees, We, John W. McCormack and wife, Nell P. McCormack a/k/a Roberta L. McCormack, convey and quitclaim to, James L. Wilson, Jr., Bob Wilson and Tom Wilson, to share equally the land in DeSoto County, Mississippi described as follows, to-wit:

65 ACRES, more or less, in the Northeast Quarter of Section 12, Township 2, Range 9, described as BEGINNING at a point in the south line of Church Road 660 feet west and 40 south of the northeast corner of Section 12, Township 2, Range 9; thence south parallel with the east line of said Section 100 poles to a point in the south line of the Wilson property; thence west 110 poles, 22 links to the west line of the Northeast Quarter of Section 12; thence north 1,610 feet, more or less, to the south line of Church Road; thence with the south line of said road east 756.4 feet to the northwest corner of the McCormack parcel, as described by deed in Book 69, Page 193; thence south 450 feet to a stake; thence east 450 feet to a stake; thence north 450 feet to a stake in the south line of Church Road; thence east 773.6 feet to the point of beginning; being the same property described in Deed of record in Deed Book 104, Page 125, in the office of the Chancery Clerk of DeSoto County, Mississippi, dated May 7, 1973; LESS AND EXCEPT: 9 ACRES located in the Northeast 1/4 of Section 12, Township 2 South, Range 9 West, DeSoto County, Mississippi being more particularly described as follows:

BEGINNING at the Southeast Corner of the J. W. McCormack 4.65 Acre Tract: Said point being an iron pipe and being 1433.6 feet West and 502.88 feet South of the commonly accepted Northeast corner of Section 12, Township 2 South, Range 9 West: Thence run South 4 Degrees 54 Minutes, 00 seconds West a distance of 22.74 feet to an iron

pin set: Thence run North 85 Degrees 06 Minutes 00 Seconds West a distance of 1168.11 feet to an iron pin set. Said pin being 50 feet East of the West line of the Wilson Tract: Thence run North 5 Degrees 03 Minutes 22 Seconds East parallel to an existing fence row a distance of 535.15 feet to a point on the North line of Section 12, passing an iron pin set at 504.76 feet: Thence run South 84 Degrees 37 Minutes 56 Seconds East, along said Section line a distance of 716.67 feet to a point: Thence run South 4 Degrees 54 Minutes 00 Seconds West along the West line of the McCormack Tract a distance of 506.55 feet to an iron pin at the Southwest corner of the McCormack Tract: Thence run South 85 Degrees 06 Minutes 00 Seconds East along the South line of said McCormack Tract a distance of 450.00 feet to the point of beginning containing 9.00 acres more or less. Subject to rights of ways of public roads and utilities zoning and subdivision regulations in effect of DeSoto County and Easements of record, being a portion of the property being conveyed to the McCormacks by the Wilsons, pursuant to said Order.

TRACT II

Also the residence and land on which situated of James L. Wilson, Sr., at the time of his death on or about February 13, 1990, while a resident of DeSoto County, Mississippi.

It being the intent and purpose of the Grantors to convey by this deed any and all interest in land owned by the said James L. Wilson, Sr., in Section 12, Township 2, Range 9 West, DeSoto County, Mississippi at the time of his death and regardless of whether or not hereinabove described, with the exception of one (1) acre, more or less, as conveyed to Roberta L. McCormack a/k/a Nell P. McCormack, by James L. Wilson, Jr., et al, and a nine (9) acre tract, more or less, of land as conveyed to John W. McCormack and wife, Nell P. McCormack, a/k/a Roberta L. McCormack, by James L. Wilson, Jr., et al, and with the exception of a perpetual easement, 50' wide, as conveyed in the deed by which such nine (9) acre tract, more or less, was conveyed to Grantors.

In addition, Grantors hereby reserve unto themselves herein and their successors, a perpetual easement for ingress and egress, to be used jointly with Grantees herein, and their successors, along the 50' strip of land on the West side of the land herein conveyed in Tract I hereinabove. Said 50' strip appears upon, but is not described in the survey of the nine acres excepted from this deed done by Robert G. Jones, RLS, dated August 2, 1993. Either Grantors or Grantees or the successors of either may dedicate said strip of land as a public road. Each party, and their successors, shall cooperate as to the dedication and/or building of a road along or upon said strip.

NOTE: No title search of the subject property has been performed by the attorney preparing this deed.

WITNESS THE SIGNATURES of the Grantors, this the 24th day of March, 1994.

John W. McCormack
JOHN W. McCORMACK, GRANTOR
Nell P. McCormack
NELL P. McCORMACK A/K/A
ROBERTA L. McCORMACK, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 24th day of March, 1994, within my jurisdiction, the within named JOHN W. McCORMACK, who acknowledged that he executed the above and foregoing instrument as his free act and deed.

Peggy Neal Young
NOTARY PUBLIC



STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 24th day of March, 1994, within my jurisdiction, the within named NELL P. McCORMACK, A/K/A ROBERTA L. McCORMACK, who acknowledged that she executed the above and foregoing instrument as her free act and deed.

Peggy Neal Young
NOTARY PUBLIC



GRANTORS: 6333 CHURCH ROAD
WALLS, MS 38680
601-781-0410 Home #
No Work Number

GRANTEES: 3921 MARY LEE DRIVE
MEMPHIS, TN 38116
901-398-0827 (Home #)
No Work Number

THIS DEED PREPARED BY:
WINN DAVIS BROWN, JR.
ATTORNEY AT LAW
P.O. BOX 249
SOUTHAVEN, MS 38671
(601) 393-9466
MS BAR # 4715

This Document should be Indexed Under the Checked Quarter Quarter Sections

DeSoto County, MS

Section 12 Township 2 Range 9

NW/4				NE/4				SW/4				SE/4			
NW/4	NE/4	SW/4	SE/4	NW/4	NE/4	SW/4	SE/4	NW/4	NE/4	SW/4	SE/4	NW/4	NE/4	SW/4	SE/4
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