

BOOK 271 PAGE 458

RECORDED IN DE SOTO COUNTY MISSISSIPPI

MAY 27 4 04 PM '94

WARRANTY DEED

BOOK 271 PG 458
RECORDED IN DE SOTO COUNTY MISSISSIPPI
BY: J. Woodard, A.C.

This deed of conveyance this day made by the undersigned, WILLIAM H. PHILLIPS, hereinafter referred to as the GRANTOR, and LARRY F. LOCKLEY and wife, CATHY M. LOCKLEY, and GARY LEE EPPES and wife, JUDY EPPES, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, WILLIAM H. PHILLIPS, the GRANTOR does hereby and by these presents sell, convey, and warrant unto the GRANTEES, LARRY F. LOCKLEY and wife, CATHY M. LOCKLEY, and GARY LEE EPPES and wife, JUDY EPPES, as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

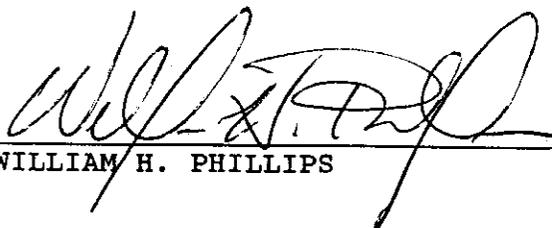
The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries

which a correct survey and/or a physical inspection would show.

Taxes and assessments against said property for the year 1994 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

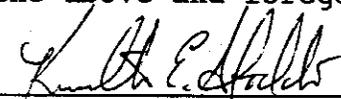
Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 27th day of May, 1994.


WILLIAM H. PHILLIPS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

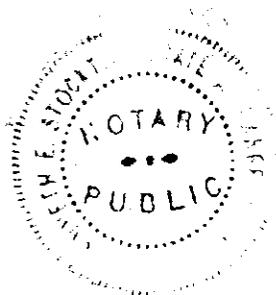
Personally appeared before me, the undersigned authority, in and for said county and state, on this the 27th day of May, 1994, within my jurisdiction, the within named WILLIAM H. PHILLIPS, who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

My Commission Expires Sept. 10 1995

(SEAL)



GRANTOR'S ADDRESS:
702 Hill Street
Hernando, MS 38632
RES. TEL.: 429-6084
BUS. TEL.: N/A

GRANTEES' ADDRESS:
8507 Airport Road
Hernando, MS 38632
RES. TEL.: 429-6946
BUS. TEL.: 901-493-3938

Prepared by:
Law Offices of A. Cinclair May
2565 Caffey Street, Suite 100
Hernando, MS 38632
601-429-5038
94249.512

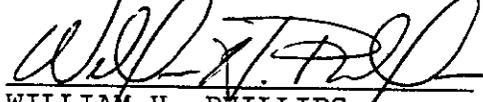
EXHIBIT "A"

11.28 acres being part of the Southwest Quarter of Section 16, Township 4 South, Range 8 West, DeSoto County, Mississippi, and described as follows:

Beginning at the Northeast corner of the Southwest Quarter of Section 16, Township 4 South, Range 8 West, said point being the point of beginning and marked by an iron pin.

Thence South $00^{\circ} 34' 07''$ East 691.9 feet to the Corps of Engineers' Marker No. 101; thence South $00^{\circ} 11' 22''$ West 440.5 feet to the Corps of Engineers' Marker No. 100; thence North $89^{\circ} 51' 34''$ West 440.0 feet to an iron pin; thence North $00^{\circ} 28' 06''$ West 1,150.0 feet to the Corps of Engineers' Marker No. 98; thence South $87^{\circ} 27' 25''$ East 421.6 feet to the point of beginning. Parcel containing 11.28 acres and being that same property as recorded in Deed Book 28, Page 176, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Property is located in Census District No. 711.

SIGNED FOR IDENTIFICATION:


WILLIAM H. PHILLIPS