

Circle C Farms, a Mississippi Partnership
GRANTOR

BOOK 272 PAGE 418

WARRANTY

TO

DEED

Vernon Coggin and wife, Dorothy Coggin
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Circle C Farms, a Mississippi Partnership, does hereby sell, convey, and warrant unto Vernon Coggin and wife, Dorothy Coggin, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

See Attached

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust dated August 4, 1993, executed by Circle C Farms, A Mississippi Partnership, in favor of Bank of Mississippi, recorded in Book 654, Page 785, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of FORTY THOUSAND SEVEN HUNDRED FORTY FOUR & 02/100 Dollars (\$40,744.02), and the Grantees take subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors over and assign unto the Grantees without charge all escrow funds now held by Bank of Mississippi in connection with loan made by same on the above described property.

It is understood and agreed that the taxes for the year 1994 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURES, this the 13th day of June, 1994.

Circle C Farms, a Mississippi Partnership

By: Terry Coggin
Terry Coggin, ~~President~~ Partner

Attest: Regina Coggin
Regina Coggin, ~~Secretary~~ Partner

STATES OF MISSISSIPPI, DE SOTO CO.
JUN 23 9 32 AM '94

bc
bc

BK 272 pg 418
W. E. D. CH. CLK.
by: [Signature]

DESCRIPTION
LOT 5

Part of the Northeast Quarter of Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi and more particularly described as follows, to-wit:

Commencing at a point on the centerline of Nail Road a distance of 244.70 feet west of a masonry nail at the intersection of the centerlines of Nail Road and Poplar Corner Road commonly accepted as the northeast corner of said quarter section; thence run South 00 degrees 10 minutes 21 seconds East a distance of 40.00 feet to a point on the south right-of-way line of said Nail Road, said point being the Point of Beginning; thence run S 89 degrees 54 minutes 45 seconds East a distance of 206.90 feet along said south right-of-way line of said Nail Road to a point on the west right-of-way line of Poplar Corner Road, said point being 40.00 feet west of the centerline of said road; thence run South 03 degrees 03 minutes 41 seconds East a distance of 37.00 feet along said west right-of-way line of Poplar Corner Road to a point; thence run southerly a distance of 98.33 feet along said west right-of-way line, a curve to the right (R=2384.51 feet, D=03 degrees 24 minutes 41 seconds) to a point; thence run South 00 degrees 41 minutes 55 seconds East a distance of 166.27 feet along said west right-of-way line of Poplar Corner Road to a point; thence run North 89 degrees 54 minutes 45 seconds West a distance of 215.13 feet to a point; thence run North 00 degrees 10 minutes 21 seconds East a distance of 308.76 feet to the Point of Beginning and containing 1.50 acres. All bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated July 31, 1991.

INDEXING INSTRUCTIONS:

Northeast Quarter of Northeast Quarter, Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi.

DESCRIPTION
LOT 6

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Part of the Northeast Quarter of Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi and more particularly described as follows, to-wit:

Commencing at a point on the centerline of Nail Road a distance of 399.70 feet west of a masonry nail at the intersection of the centerlines of Nail Road and Poplar Corner Road commonly accepted as the northeast corner of said quarter section; thence run South 00 degrees 10 minutes 21 seconds East a distance of 40.00 feet to a point on the south right-of-way line of said Nail Road and the Point of Beginning; thence run South 89 degrees 54 minutes 45 seconds East a distance of 155.00 feet along said south right-of-way line of Nail Road to a point; thence run South 00 degrees 10 minutes 21 seconds West a distance of 620.00 feet to a point; thence run North 89 degrees 54 minutes 45 seconds West a distance of 155.00 feet to a point; thence run North 00 degrees 10 minutes 21 seconds East a distance of 620.00 feet to the Point of Beginning and containing 2.21 acres. All bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated July 31, 1991.

INDEXING INSTRUCTIONS:

Northeast Quarter of Northeast Quarter, Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi.

DESCRIPTION
LOT 7

Part of the Northeast Quarter of Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi and more particularly described as follows, to-wit:

Commencing at a point on the centerline of Nail Road a distance of 554.70 feet west of a masonry nail at the intersection of the centerlines of Nail Road and Poplar Corner Road commonly accepted as the northeast corner of said quarter section; thence run South 00 degrees 10 minutes 21 seconds East a distance of 40.00 feet to a point on the south right-of-way line of said Nail Road and the Point of Beginning; thence run South 89 degrees 54 minutes 45 seconds East a distance of 155.00 feet along said south right-of-way line of Nail road to a point; thence run South 00 degrees 10 minutes 21 seconds West a distance of 620.00 feet to a point; thence run North 89 degrees 54 minutes 45 seconds West a distance of 155.00 feet to a point; thence run North 00 degrees 10 minutes 21 seconds East a distance of 620.00 feet to the Point of Beginning and containing 2.21 acres. All bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated July 31, 1991.

INDEXING INSTRUCTIONS:

Northeast Quarter of Northeast Quarter, Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi.

DESCRIPTION
LOT 8

Part of the Northeast Quarter of Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi and more particularly described as follows, to-wit:

Commencing at a point on the centerline of Nail Road a distance of 709.70 feet west of a masonry nail at the intersection of the centerlines of Nail Road and Poplar Corner Road commonly accepted as the northeast corner of said quarter section; thence run South 00 degrees 10 minutes 21 seconds East a distance of 40.00 feet to a point on the south right-of-way line of said Nail Road and the Point of Beginning; thence run South 89 degrees 35 minutes 34 seconds East a distance of 41.60 feet along the south right-of-way of said Nail Road to a point; thence run South 89 degrees 54 minutes 45 seconds East a distance of 113.40 feet along said south right-of-way line of Nail Road to a point; thence run South 00 degrees 10 minutes 21 seconds West a distance of 620.00 feet to a point; thence run North 89 degrees 54 minutes 45 seconds West a distance of 155.00 feet to a point; thence run North 00 degrees 10 minutes 21 seconds East a distance of 620.23 feet to the Point of Beginning and containing 2.21 acres. All bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated July 31, 1991.

INDEXING INSTRUCTIONS:

Northeast Quarter of Northeast Quarter, Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi.

DESCRIPTION
LOT 9

Part of the Northeast Quarter of Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi and more particularly described as follows, to-wit:

Commencing at a point on the centerline of Nail Road a distance of 864.70 feet west of a masonry nail at the intersection of the centerlines of Nail Road and Poplar Corner Road commonly accepted as the northeast corner of said quarter section; thence run South 00 degrees 10 minutes 21 seconds East a distance of 40.00 feet to a point on the south right-of-way line of said Nail Road and the Point of Beginning; thence run South 89 degrees 35 minutes 34 seconds East a distance of 155.00 feet along said south right-of-way line of Nail Road to a point; thence run South 00 degrees 10 minutes 21 seconds West a distance of 620.23 feet to a point; thence run North 89 degrees 54 minutes 45 seconds West a distance of 155.00 feet to a point; thence run North 00 degrees 10 minutes 21 seconds East a distance of 621.10 feet to the Point of Beginning and containing 2.21 acres. All bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated July 31, 1991.

INDEXING INSTRUCTIONS:

Northeast Quarter of Northeast Quarter, Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 13th day of June, 1994, within my jurisdiction, the within named Terry Coggin, ~~and Regina Coggin~~ ^{Partner} of Circle C Farms, a Mississippi Partnership, ~~XXXXXXXXXX~~, and that for and on behalf of the said ~~XXXXXXXXXX~~ ^{partnership} and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said ~~XXXXXXXXXX~~ ^{partnership} so to do.

*State of Miss
County of Desoto*

Lucille Thomas
Notary Public

My Commission Expires:

1-23-98

GRANTOR'S ADDRESS:
P.O. Box 10
Arcola, MS 38722
Work Phone #: 601-827-5360
Home Phone #: same

GRANTEE'S ADDRESS:
6930 Poplar Corner
Walls, MS 38680
Work Phone #: 601-342-2001
Home Phone #: 601-781-1111

THIS INSTRUMENT PREPARED BY:
Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170

FILE NUMBER: 4204R0

