

STATE MS.-DE SOTO CO.

Harry Randolph Garner, Executor
of the Estate of Mrs. Eloise Pope Garner,
Deceased, and Individually
283 Losher Street
Hernando, MS 38632
Home Phone: 601-429-4411
Business Phone: 601-429-4411

AUG 10 10 08 AM '94

U.S.K.
P.S.

BK 274 PG 327
W.E. DAVIS CH. CLK.

W. N. Graham, D.C.

William Lee Garner
1211 Cardinal Drive
Jonesboro, AR 72401
Home Phone: 501-932-6899
Business Phone: 501-932-6899

GRANTORS

TO

WARRANTY DEED

John T. Kinard, Et ux
P. O. Box 126
Hernando, MS 38632
Home Phone: 601-429-7500
Business Phone: 601-429-6954

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Harry Randolph Garner, as the Executor of the Estate of Mrs. Eloise Pope Garner, Deceased; Harry Randolph Garner, individually, and William Lee Garner, individually, being the sole heirs at law of Mrs. Eloise Pope Garner, do hereby sell, convey and warrant unto John T. Kinard and wife, Sonya L. Kinard, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain house and lot lying and being situated in the City of Hernando, County of DeSoto, State of Mississippi, described as follows, to-wit:

Beginning at a point in north line Town Lot 417 in Town of Hernando, Section 13, Township 3, Range 8 West, said point being 30.0 feet west of northeast corner said lot and in west right-of-way of School Street; thence south along west line said street 116.0 feet to a point at northeast corner of the Garner lot;

thence west along north line said Garner lot 176.0 feet to the southeast corner of the Dollihite lot; thence north along east line said Dollihite lot 116.0 feet to a point in north line said lot 417; thence east along north line said lot 417 a distance of 176.0 feet to the point of beginning.

By way of explanation this is the same property conveyed by Roy C. Bailey, Executor of R. K. Bailey, Jr., Et al to Boyce Lee Garner, Et ux by Warranty Deed executed on the 28th day of December, 1970, filed for record at 10:00 o'clock A.M. on the 6th day of January, 1971 and recorded in Deed Book 87, Page 65 in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

By way of further explanation, this is the same property that was held as tenants by the entirety with full rights of survivorship by Boyce Lee Garner and wife, Eloise P. Garner, being one and the same person as Eloise Pope Garner. Boyce Lee Garner died on March 24, 1984, testate, Will recorded in Will Book 15, Page 556 in the office of the Chancery Court Clerk of DeSoto County, Mississippi. Title vested in Eloise Pope Garner by virtue of the tenancy by the entirety. Eloise Pope Garner died on November 3, 1993, testate, devising under the terms of her Will said property to her sons and sole heirs at law, Harry Randolph Garner and William Lee Garner. Her Will recorded in Will Book 20, Page 763 in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

That the foregoing consideration of this conveyance includes a conveyance of all right, title and interest in and to the foregoing described real property and this deed is made by and under authority of the Chancery Court of DeSoto County, Mississippi by order of that Court entered on the 3rd day of August, 1994, of record in Minute Book 179, Page 20, of the Official Minutes of the Chancery Court of DeSoto County, Mississippi in the Office of the Chancery Court Clerk of said County and State.

The warranty in this deed is made subject to rights-of-way and easements for public roads and public utilities and to the rules and regulations of the City of Hernando and County of DeSoto Zoning and Planning Commissions.

Taxes for the year 1994 are to be probated.

Possession shall be given upon _____.

WITNESS OUR SIGNATURES this the 8th day of August, 1994.

Harry Randolph Garner
Harry Randolph Garner, Executor
of the Estate of Mrs. Eloise
Pope Garner, Deceased

Harry Randolph Garner
Harry Randolph Garner, Individually

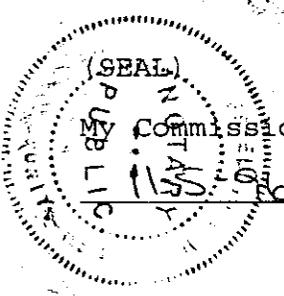
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said jurisdiction aforesaid, Harry Randolph Garner, Individually, who acknowledged that he signed and delivered the above and foregoing Warranty Deed and did so on the date therein expressed and did so voluntarily.

Given under my hand and official seal of office, this the 8th day of August, 1994.

Frances Ellis Davis
Notary Public



My Commission Expires: _____

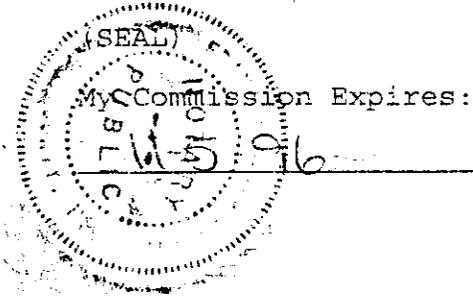
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Harry Randolph Garner, Executor of the Estate of Eloise Pope Garner, deceased, and in said capacity, after first being authorized so to do, acknowledges that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned, pursuant to the Order of the Chancery Court of DeSoto County, Mississippi, freely and voluntarily for the above consideration and for the purposes therein expressed.

Given under my hand and official seal of office, this the 8th day of August, 1994.

Frances Ellis Davis
Notary Public



STATE OF MISSISSIPPI

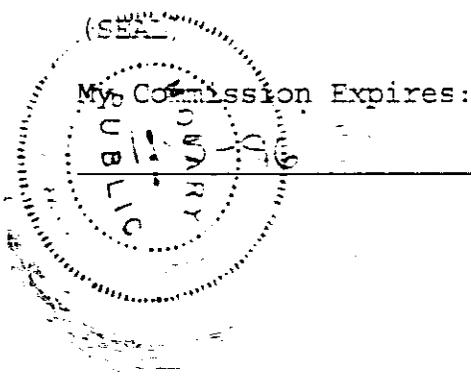
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named, William Lee Garner, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

William Lee Garner
William Lee Garner

Given under my hand and official seal of office, this the 8th day of August, 1994.

Francis Ellis Davis
Notary Public



PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS

TYPE OF INSTRUMENT:

DEED) QUITCLAIM DEED () DEED OF TRUST () OTHER

PREPARER'S NAME AND ADDRESS:

() H. R. Garner
Attorney at Law
283 Losher Street
Hernando, MS 38632
601-429-4411

(X) David Clay Vanderburg
Attorney at Law
P. O. Box 523
Hernando, MS 38632
601-429-9680

INDEXING INSTRUCTIONS:

Please index in the North Line of Town Lot 417 in the Town of Hernando of Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi.

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

() H. R. Garner
Attorney at Law
283 Losher Street
Hernando, MS 38632

(X) Percy L. Lynchard, Jr.
Attorney at Law
P. O. Box 340
Hernando, MS 38632