

STATE MS - DESOTO CO.

FILED

J.K.
J.K.

SAPHRONIA CROSS STEVENS
GRANTOR

AUG 15 10 44 AM '94

TO

BK 274 } PG 468

DEED OF GIFT

WILL STEVENS
GRANTEE

W.E. DAVIS CH. CLK.
W. E. Davis

For and in consideration of the love and affection which I have for my son, the Grantee herein, I, Saphronia Cross Stevens, a non-resident of the State of Mississippi, do hereby grant, convey and give unto Will Stevens, in fee simple absolute, an undivided one-seventeenths (1/17) interest in and to the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

12.8 acres in the Southwest Quarter of Section 33, Township 2 South, Range 6 West, DeSoto County, Mississippi, beginning at the southwest corner of Section 33, Township 2 South, Range 6 West, DeSoto County, Mississippi; thence north 6 degrees 20 minutes West along Ross Road 632.5 feet to the point of beginning; thence North 6 degrees 20 minutes West along said road 370 feet to a point; thence North 86 degrees 29 minutes East along old wire fence 500 feet to a point; thence North 81 degrees 42 minutes East along said wire fence 820 feet to a 24" sweet gum tree; thence South 13 degrees 15 minutes West 513 feet to an iron pin; thence South 84 degrees 40 minutes West 771.5 feet to an iron pin; thence North 6 degrees 20 minutes West 130 feet to an iron pin; thence South 84 degrees 40 minutes West 382 feet to the point of beginning and containing 12.8 acres, less public road right of way.

All the above described lands were surveyed by Eddie Clark Boatwright on October 4, 1973, and a plat thereof was made, a copy of which is attached hereto, and is to be recorded with this deed.

By way of explanation, Saphronia Cross Stevens inherited this portion of property from Ollie Cross in a partition deed recorded in Book 111 at page 214 of the land deed records of DeSoto County, Mississippi.

The above described land is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi.

Taxes for the year 1994, and all subsequent years on the interest conveyed will be paid by the Grantees. Possession is given with the delivery of this deed.

WITNESS my signature, this the 12th day of August, 1994.

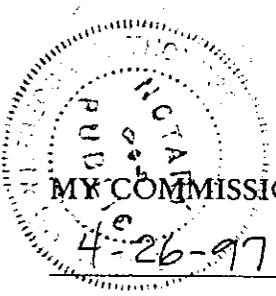
Saphronia Cross Stevens
Saphronia Cross Stevens

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, the within named SAPHRONIA CROSS STEVENS, who acknowledged that she signed and delivered the above and foregoing instrument 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 12th day of August, 1994.



Rebecca Scott Thompson
Notary Public

GRANTOR'S ADDRESS:

1209 Carnes Ave., Memphis, TN 38114
Phone: (h) (901) 237-1479 (w) n/a

GRANTEE'S ADDRESS:

1440 Graceland Pines, Apt. 1, Memphis, TN 38116
Phone: (h) (901) 346-2319 (w) n/a

This document prepared by:
SMITH, PHILLIPS, MITCHELL,
SCOTT & RUTHERFORD
P.O. Box 346
Hernando, MS 38632
(601) 429-5041

No title work was done and no title work was requested by the parties in regard to the preparation of this deed.