

OCT 7 11 38 AM '94

WARRANTY DEED

RALPH D. GOLDEN, ET AL,  
Grantors

TO

DARREN H. DOWNEN,  
Grantee

BK 276 PG 784  
V.E. DAVIS, CLK.  
Clk. G. Stuckey

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid and other good and valuable consideration receipt of all of which is hereby acknowledged, we, RALPH D. GOLDEN, MRS. REUEL J. BARKER, GROVER L. WALKER, JR., HAROLD T. HOGUE, J. B. BELL, JOSH BELL, YVONNE (BONNIE) CHURCHILL, THOMAS C. WOITSEK, B. J. CARNEY, GERALD L. SITTON, MAXINE WORRELL WILSON BALGORD, ALEESE WORRELL KRUSE, RANDELL WORRELL, and MARK ALLEN WORRELL, do hereby sell, convey and warrant unto Darren H. Downen all our right, title and interest in and to land lying and being situated in City of Hernando, DeSoto County, Mississippi, described as follows, to wit:

The subject property lies in the northeast 1/4 of Section 18, Township 3 South, Range 7 West.

Commencing at a point on the west right of way line of McIngvale Road (80' wide), said point being the point of intersection of north line of Section 18, Township 3 South, Range 7 West and the said west right of way line of McIngvale Road, thence; along the said right of way line 1292.94 feet to a point on south line of James Tipton property as recorded in Deed Book 166, page 217, in the DeSoto County Chancery Court, said point being the POINT OF BEGINNING of said parcel, thence; along the said right of way line South 05 degrees, 46 minutes, 07 seconds East, a distance of 225.60 feet to a point on the north line of William Pearson (223-672) property, thence; South 84 degrees, 22 minutes, 27 seconds West, a distance of 286.97 feet to a point, thence; South 05 degrees, 37 minutes, 33 seconds East, a distance of 22.24 feet to point on the north line of Helen Douglas Morris (114-483) property, thence; South 83 degrees, 52 minutes, 06 seconds West, a distance of 707.63 feet to a point on the east line of James Tipton (166-219) property, thence; North 09 degrees, 14 minutes, 21 seconds West, a distance of 336.36 feet to a point on the south line of DeSoto County Board of Education property, thence; North 84 degrees, 27 minutes, 53 seconds East, a distance of 744.87 feet to point on the west line of James Tipton property, thence; South 05 degrees, 37 minutes, 33 seconds East, a distance of 80.00 feet to a point, thence; North 84 degrees, 27 minutes, 53 seconds East, a distance of 270.34 feet to the point of beginning. Containing 6.990 acres of land.

That a copy of the survey is attached hereto as Exhibit "1. Property surveyed by Terrence G. Penney, #1967, a licensed land surveyor of the State of Mississippi on September 22, 1994.

Being the same property conveyed to Grover Walker and C. E. Worrell, Trustees for Interstate Land Investors as Parcel 1 as recorded in Warranty Deed Book No. 126, page 445, in the Chancery Court Clerk's Office of DeSoto County on the 6th day of October, 1976, and

Being the same property conveyed to Interstate Land Investors as Parcel 1 as recorded in Warranty Deed Book 111, page 416, in the Chancery Court Clerks Office of DeSoto County on the 5th day of

April, 1974.

The warranty in this Deed is subject to subdivision and zoning regulations effective in the City of Hernando, and right-of-ways and easements for public roads and public utilities and known encroachments.

The taxes for the year 1994 are to be prorated and possession is to take place upon delivery of this Deed.

Grantors covenant and warrant that this property constitutes the homestead of no one.

Grantors further covenant and warrant that this Deed transfers all their interest in said property and any and all interest that they might possess as a result of being of the partnership of Interstate Land Investors.

WITNESS our signatures, this the 29<sup>th</sup> day of September, 1994.

*Ralph D. Golden*  
 \_\_\_\_\_  
 RALPH D. GOLDEN

*Mrs. Reuel J. Barker*  
 \_\_\_\_\_  
 REUEL J. BARKER

*Grover F. Walker, Jr.*  
 \_\_\_\_\_  
 GROVER F. WALKER, JR.

*Harold T. Hogue*  
 \_\_\_\_\_  
 HAROLD T. HOGUE

*J. B. Bell*  
 \_\_\_\_\_  
 J. B. BELL

*Josh Bell*  
 \_\_\_\_\_  
 JOSH BELL

*Yvonne "Bonnie" Churchill*  
 \_\_\_\_\_  
 YVONNE CHURCHILL

*Thomas O. Woltesek*  
 \_\_\_\_\_  
 THOMAS O. WOLTESEK

*B. J. Carney*  
 \_\_\_\_\_  
 B. J. CARNEY

*Gerald L. Sitton*  
 \_\_\_\_\_  
 GERALD L. SITTON

*Maxine (Worrell) Wilson*  
 \_\_\_\_\_  
 MAXINE (WORRELL) WILSON

*Aleese (Kuss) Worrell*  
 \_\_\_\_\_  
 ALEESE WORRELL

*Randell E. Worrell*  
 \_\_\_\_\_  
 RANDELL WORRELL

*Mark Allen Worrell*  
 \_\_\_\_\_  
 MARK ALLEN WORRELL

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RALPH D. GOLDEN, MRS. REUEL J. BARKER, GROVER L. WALKER, JR., HAROLD T. HOGUE, J. B. BELL, JOSH BELL, YVONNE (BONNIE) CHURCHILL, THOMAS O. WOITSEK, B. J. CARNEY, GERALD L. SITTON, MAXINE WORRELL WILSON BALGORD, ALEESE WORRELL KRUSE, RANDELL WORRELL, and MARK ALLEN WORRELL to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29 day of September, 1994.

*Shirley Jones*  
NOTARY PUBLIC

My Commission Expires:  
12-6-94

ADDRESS OF GRANTORS

One Commerce Square, Ste. 1800  
Memphis, Tennessee 38103  
Telephone (H) N/A  
Telephone (W) 901-521-0011  
ID#

ADDRESS OF GRANTEES

350 East Robinson  
Hernando, MS 38632  
Telephone (H) 601-429-7507  
Telephone (W) 601-429-4300  
SS# 425-23-3362

PREPARED BY:

Ralph Golden  
One Commerce Square, Ste. 1800  
Memphis, TN 38103  
901-521-0011