

Oct 19 10 13 AM '94 <sup>MT</sup><sub>MT</sub>

J. B. BELL

GRANTOR

TO

BK 277 PG 367  
W.E. DAVIS CH. CLK.

WARRANTY DEED

JAMES R. SEAY

by: P. Atkinson

GRANTEE

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For and in consideration of the sum of \$10.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, J. B. Bell, do hereby sell, convey and warrant unto James R. Seay, the following described land lying and being situated in DeSoto County, Mississippi:

TRACT I

Beginning at a point on Center Street 15 feet west of the Southeast corner of Lot No. 77, Running thence west along the south line of said Lot No. 77 to the southwest corner thereof, thence North in a straight line along the west boundary of said Lot No. 77 and Lot No. 72 a distance of 120 feet, thence East along the North boundary line of said Lot No. 72 to a stake 15 feet west of the northeast corner of said Lot No. 72, thence South on a straight line approximately 120 feet to the point of beginning. Said lot lying between Depot Street and Center Street and being the lot on which the two store buildings are situated lying between the Old McIngvale store building on the west and the Earl F. Mosby store building on the East. Reference is hereby made to the map of the Town of Hernando in the office of the Chancery Court Clerk of DeSoto County, Mississippi, in aid of the above description. This is the same property conveyed to Frank W. Piper, Jr., by Paul P. Piper by warranty deed dated October 31, 1949, of record in Book 36 at Page 316 of the Deed Records of DeSoto County, Mississippi.

TRACT II

A parcel of land in Section 13, Township 3, Range 8 West in the Town of Hernando, DeSoto County, Mississippi, described as follows, to wit:

Part of Lots 72, 73, 76, and 77 in the Town of Hernando, more particularly described as beginning at a point on Center Street 15 feet west of the southeast corner of Lot 77; thence north to the north line of said Lot 77; thence continuing north on Lot No. 72 to the North boundary line thereof; thence east with the north boundary line of Lot 72 to the east line thereof; thence continuing east on the north boundary line of Lot No. 73 to the northeast corner thereof; thence south with the east line of Lots 73 and 76 to the southeast corner of Lot 76; thence west on the south line of Lots 76 and 77 to the point of beginning.

LESS AND EXCEPT: A parcel of land described as beginning at the southeast corner of Lot No. 76; thence along the south line of said lot west 32 feet to a stake; thence north in a straight line 92 feet to a stake; said point being on Lot No. 73; thence east in a straight line 32 feet to a stake in the east line of Lot 73; thence south along the east line of Lots 73 and 76 a distance of 92 feet to the point of beginning, the property conveyed herein being commonly known as the storehouse and lot now occupied by Earl F. Mosby in the Town of Hernando and the lot excepted above is now occupied by the "Von Theater" in said town.

## LESS AND EXCEPT:

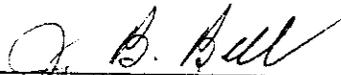
Part of Town Lot 73 as shown on the official map of said town on file in the Chancery Clerk's office of DeSoto County, Mississippi, and being in Section 13, Township 3, Range 8 West, described as beginning at the Northeast corner of said Lot 73, which corner is located at the Southwest intersection of Holly Springs Street and East Street; thence South on the East line of said Lot 28 feet, more or less, to a point, said point being the Northeast corner of the Von Theater building; thence West 32 feet to the Northwest corner of the said Von Theater building; thence North 28 feet to a point in the North line of said lot; thence East along said North line 32 feet to the Point of Beginning.

"PER MISS. CODE ANN. S89-5-33, YOU ARE INSTRUCTED TO INDEX THIS DOCUMENT IN THE NORTHEAST, NORTHWEST, SOUTHEAST, AND SOUTHWEST QUARTER OF THE QUARTER SECTION(S) IN THE LEGAL DESCRIPTIONS ABOVE OR BELOW WHICH STATES THE SECTION, TOWNSHIP AND RANGE. THE QUARTER-QUARTER SECTION(S) CANNOT FEASIBLY BE DETERMINED BY THE PREPARER OF THIS INSTRUMENT, THEREFORE THE LANDS DESCRIBED HEREIN COULD POSSIBLY BE LOCATED IN THE QUARTER-QUARTER SECTION(S) NOTED ABOVE"

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision.

Possession is to be given upon delivery of this deed. Taxes for the year 1994 have been pro-rated.

WITNESS MY SIGNATURE, this the 12th day of October, 1994.

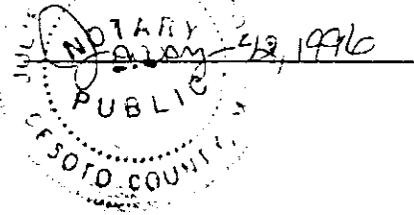
  
\_\_\_\_\_  
J. E. BELL

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named J. B. Bell who acknowledged that he signed and delivered the above and foregoing Warranty Deed for the purposes therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal this the 12th day of October, 1994.

My commission expires:



*Julie Rene Ferguson Hill*  
NOTARY PUBLIC

ADDRESS OF GRANTOR:

585 W. Commerce  
Hernando, MS 38632  
Telephone No. (H) 601-429-7013  
Telephone No. (W) None  
SS# 429-01-7557

ADDRESS OF GRANTEE:

170 W. Center  
Hernando, MS 38632  
Telephone No. (H) 601-429-6108  
Telephone No. (W) Same  
SS# 553-58-2171

PREPARED BY:

Percy L. Lynchard, Jr.  
P. O. Box 340  
Hernando, MS 38632  
601-429-3101