

EMMA LOUISE SEXTON, GRANTOR

TO

WARRANTY DEED

MICHAEL WAYNE SEXTON, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, EMMA LOUISE SEXTON, hereby sells, conveys, and warrants unto the Grantee, MICHAEL WAYNE SEXTON, the land in DeSoto County, Mississippi, being more particularly described as follows:

7.58 acres in the Southeast quarter of Section 20, Township 2 South, Range 8 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Commencing at a point on the center line of Nesbit Road a distance of 1,791.00 feet West of a point on said road center line commonly accepted as the Southeast corner of said quarter Section; thence run North 01 degrees, 55 minutes, 10 seconds West a distance of 40.00 feet to a half inch steel bar on the North right-of-way line of said Nesbit Road, said point being the Point of Beginning; thence run South 85 degrees 04 minutes 50 seconds West a distance of 5.00 feet along said North right-of-way line of Nesbit Road to a point; thence run North 00 degrees, 02 minutes, 22 seconds East a distance of 1,297.55 feet to a point on the South line of the Alvin J. Looney property; thence run South 89 degrees, 57 minutes, 38 seconds East a distance of 480.24 feet to a point; thence run South 01 degrees, 12 minutes, 12 seconds East a distance of 671.27 feet to a half inch steel bar; thence run North 39 degrees, 57 minutes, 38 seconds West a distance of 489.85 feet to a half inch steel bar; thence run South 00 degrees, 02 minutes, 22 seconds West a distance of 626.27 feet to a point on said North right-of-way line of Nesbit Road and the Point of Beginning and containing 7.58 acres.

A copy of the survey of Danny S. Rutherford will be attached to this Deed.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department,

STATE MS.-DESOTO CO. FILED

Nov 2 11 57 AM '94

BK 278 PG 58
W.E. DAVIS CH. CLK.

W. E. Davis

zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 194 shall be paid by the Grantor when due. Possession is to be given upon delivery of this Deed.

EXECUTED this the 2nd day of November, 1994.

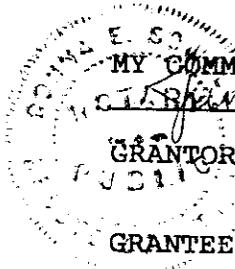
Emma Louise Sexton
EMMA LOUISE SEXTON

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named EMMA LOUISE SEXTON, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

2nd GIVEN under my hand and official seal of office this the day of November, 1994.

Donna E. Buell
NOTARY PUBLIC



MY COMMISSION EXPIRES: 12/1996

GRANTOR'S ADDRESS: 4382 Nesbit Rd Nesbit, MS 38617
Home #: (601) 429-5820 Bus #: () N/A

GRANTEE'S ADDRESS: 4332 Nesbit Rd Nesbit, MS 38617
Home #: (601) 429-0200 Bus #: () N/A

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(601) 429-5277
(901) 521-9292

js Sexton.wd01

ALVIN J. LOONEY
D.Bk. 187, P. 17

S 89°57'38"E 480.24



7.58 Ac.



NOTES

This is a Class "B" Survey.

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0105 D, dated May 3, 1990, the hereon shown property is not located in a flood hazard zone.

N 00°02'22"E 1297.55

S 01°12'32"E 671.27

N 89°57'38"W 489.86

1/2-Inch Steel Bar Set

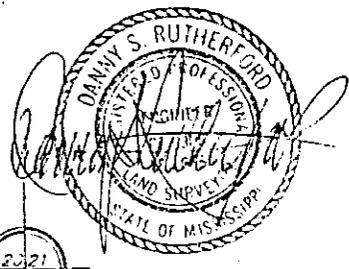
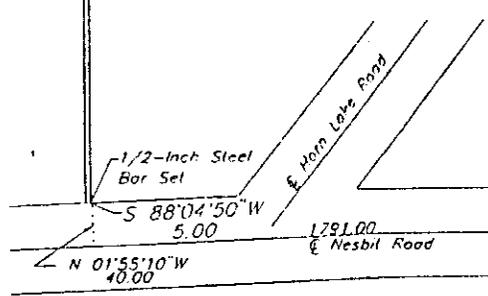
1/2-Inch Steel Bar Set

DESCRIPTION

Part of the Southeast Quarter of Section 20, Township 2 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a point on the centerline of Nesbit Road a distance of 1791.00 feet west of a point on said road centerline commonly accepted as the southeast corner of said quarter section; thence run North 01°55'10" West a distance of 40.00 feet to a half-inch steel bar on the north right-of-way line of said Nesbit Road, said point being the Point of Beginning; thence run South 85°04'50" West a distance of 5.00 feet along said north right-of-way line of Nesbit Road to a point; thence run North 00°02'22" East a distance of 1297.55 feet to a point on the south line of the Alvin J. Looney property; thence run South 89°57'38" East a distance of 480.24 feet to a point; thence run South 01°12'32" East a distance of 671.27 feet to a half-inch steel bar; thence run North 39°57'38" West a distance of 489.86 feet to a half-inch steel bar; thence run South 00°02'22" West a distance of 626.27 feet to a point on said north right-of-way line of Nesbit Road and the Point of Beginning and containing 7.58 acres. 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 October 20, 1992.

S 00°02'22"N 626.27



2321
2928

PLAT OF SURVEY OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI