

Prepared and return to:
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Attorney at Law
Post Office Box 3250
Memphis, TN 38173-0250

STATE MS. - DESOTO CO. *W.E. DAVIS*
FILED
Nov 16 9 26 AM '94

NORMAN STEPHENS and CINDY E. STEPHENS

Grantors,

BK. 278 PG 464
W.E. DAVIS CH. CLK.
W. Mahan, Jr.

to

WARRANTY DEED

JOHN E. MCGOWEN, SR., ET. UX.

Grantees.

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, the receipt of all of which is hereby acknowledged, Norman Stephens and Cindy E. Stephens do hereby sell, convey, warrant unto John E. McGowen, Sr. and wife, Laura Diane McGowen, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

24.89 acres, more or less, in the Southwest Quarter of the Northeast Quarter of Section 24, Township 2, Range 9 West described as: the Southwest Quarter of the Northeast Quarter of said Section 24, **LESS AND EXCEPT** 8 acres described as beginning at the southwest corner of the Southwest Quarter of the Northeast Quarter of said Section 24, running thence north 5 degrees 15 minutes west 20.17 chains to the northwest corner of the Southwest Quarter of the Northeast Quarter of said Section; thence with the north line of said Southwest Quarter of the Northeast Quarter of said Section and an old fence north 83 degrees 15 minutes east 9.60 chains to the center of Mississippi State Highway 301; thence south 23 degrees 45 minutes west with the center of said highway to a point where said Highway curves and continuing with the center of said Highway to a point where said center line crosses the south line of the Southwest Quarter of the Northeast Quarter of said Section 24; thence north 84 degrees west with said south line to the point of beginning, and **LESS AND EXCEPT** 1 1/2 acres conveyed to the Trustees of Days Baptist Church described as beginning at the intersection of the south line of the southwest quarter of the Northeast Quarter of said Section 24 and the center line of State Highway 301; thence east 373 feet to a stake; thence north 202 feet to a stake; thence west 148 feet to a stake; thence south 37 feet to a stake; thence in a northwesterly direction with the north line of the Church lot 211 feet to a point in the center line of said Highway; thence south with the center line of said Highway 240 feet to the point of beginning, and being the same lands conveyed to the Trustees of Days Baptist Church by deeds in Book 47, Page 243, Book 47, Page 399 and Book 48, Page 377

LESS AND EXCEPT

5.61 acres part of the northeast quarter of Section 24, Township 2 South, Range 9 West, DeSoto County, Mississippi.

Beginning at a point located 373.0 feet from the southwest corner of the northeast quarter of Section 24. Said point being the point of beginning the center line of McGowan Road and on the south line of quarter section.

Thence North 88 degrees 57 minutes 19 seconds east 265.33 feet along the center of McGowan Road to a point. Thence North 11 degrees 23 minutes 58 seconds west 688.05 feet along the center line of a small ditch to an iron pin at the intersection of two ditches. Thence south 80 degrees 42 minutes 17 seconds west 279.1 feet along a small ditch to a point in the center line of State Highway 301. Thence along the center line of State Highway 301 the following calls: South 27 degrees 54 minutes 17 seconds 265.3 feet; curve to the right with an arc distance of 183.37 feet, and a radius of 882.55 feet to a point in the centerline of State Highway 301. Thence South 71 degrees 57 minutes 30 seconds east 203.13 feet to a point. Thence North 00 degrees

49 minutes 7 seconds east 37.0 feet to a point. Thence south 89 degrees 10 minutes 53 seconds east 148.0 feet to an iron pin. Thence south 00 degrees 49 minutes 7 seconds west 202.0 feet to the point of beginning. Parcel containing 5.61 acres and being part of the property as being recorded in Deed Book 128, Page 645 of the office of the Chancery Clerk, DeSoto County, Mississippi.

It is the intent of the Grantors to convey all property acquired by Warranty Deed filed of record in Deed Book 261, Page 240 in the office of the Chancery Court Clerk of DeSoto County, Mississippi. By way of explanation, Grantors were granted a divorce in Chancery Cause # 94-4-380 filed of record in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Norman Stephens and wife, Cindy E. Stephens in favor of Orma L. Henders, Jr. and Mary Elizabeth Henders dated 8/20/93, and recorded in Deed Book 657, Page 596 in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the original principle amount of \$127,000.00 and Grantees take subject to said loan.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect and further, subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1994 have been prorated and possession is to be given with delivery of this deed.

WITNESS the signature of the Grantors, this the 15th day of November, 1994.

Norman Stephens
Norman Stephens

Cindy E. Stephens
Cindy E. Stephens

State of Mississippi
County of County

This day personally appeared before me, the undersigned authority in and for the state and county aforesaid, Norman Stephens and Cindy E. Stephens, who acknowledge that they executed the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 15th day of November, 1994.

Joseph A. ...
Notary Public

My Commission expires:
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: September 29, 1997
BONDED THRU HEIDEN-MARCHETTI, INC.

GRANTORS' ADDRESS: 6905 McCain Drive, Southaven, MS 38671
GRANTORS' HOME NUMBER: None WORK NUMBER: 800-789-5825
GRANTEES' ADDRESS: 6300 McGowen Road, Lake Cormorant, Ms
GRANTEES' HOME NUMBER: 601 781-0513 WORK NUMBER: 789-6352