

STATE OF MISSISSIPPI DE SOTO CO. <sup>MT</sup><sub>MT</sub>

VIRGINIA M. GARTRELL, GRANTOR  
TO

JAN '5 10 55 AM '95

WARRANTY DEED

ROBERT BART VINSON, ET UX,

BK 280 PG 191

W.E. DAVIS & SONS, INC. by: O. Stacey, Jr.

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, VIRGINIA M. GARTRELL, hereby sells, conveys, and warrants unto the Grantee, ROBERT BART VINSON, and wife, SARA ELLEN VINSON, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

Lot 1 of the Gartrell Tract located in the Southeast Quarter of Section 29, Township 2 South, Range 8 West, DeSoto County, Mississippi, and more particularly described on the Attached Exhibit A, as per survey of J.F. Lauderdale, L.S., dated February 3, 1994.

Grantee covenants by acceptance of this deed that no dwelling shall be constructed upon the premises which shall have a heated living area of less than 1400 square feet.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for 1994 shall be paid by the Grantor when due. Possession is to be given upon delivery of this deed. This property constitutes no part of Grantor's homestead.

EXECUTED this the 3rd day of January, 1995.

Virginia M. Gartrell  
VIRGINIA M. GARTRELL, GRANTOR

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 VIRGINIA M. GARTRELL, 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.

GIVEN under my hand and official seal of office this the 3rd day of January, 1995.

*Mary Walker Brown*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-21-95

GRANTOR'S ADDRESS: 7345 Church Rd. Wabos MS 38680  
Home #: (601) 781-0016 Bus #: ( ) N/A

GRANTEE'S ADDRESS: 8476 Southern Circle West Southern MS  
Home #: (601) 342-1583 Bus #: ( ) N/A ] 3870

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

mgartrell.wd05

JOSEPH F. LAUDERDALE P. E. L. S.  
 9123 PIDGEON ROOST AVENUE  
 OLIVE BRANCH, MISSISSIPPI 38654  
 601-895-0422

Lot 1

Feb. 3, 1994

DESCRIPTION OF A 6.18 ACRE LOT AS PART OF THE GARTRELL TRACT  
 IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
 SECTION 29; TOWNSHIP 2 SOUTH; RANGE 8 WEST; DESOTO COUNTY,  
 MISSISSIPPI.

Beginning at the northwest corner of the northeast quarter of  
 the southeast quarter of Section 29; Township 2 South; Range  
 8 West; thence south 1333.20 feet along an existing property  
 line to the southwest corner of an existing 10.17 acre lot of  
 the Gartrell tract and the point of beginning of the following  
 lot: thence south 89° 51' east 1345.92 feet along the south  
 line of said 10.17 acre lot to a point in the centerline of  
 Horn Lake Road; thence south 2° 10' east 200.0 feet along said  
 road to a point; thence north 89° 51' west 1346.21 feet to  
 a point in the east line of an existing 10.04 acre tract; thence  
 north 2° 05' west 200.0 feet to the point of beginning and containing  
 6.18 acres more or less and including a 40 foot wide right of  
 way for Horn Lake Road, leaving a net acreage of 6.0 acres more  
 or less. All bearings are magnetic.

Robert Bart Vinson  
 Robert Bart Vinson

Sara Ellen Vinson  
 Sara Ellen Vinson

