

WARRANTY DEED

(Partition Deed)

STATE OF MISSISSIPPI

DESOTO COUNTY

THIS INDENTURE, made and entered into this 30th day of January, 19 95,
by and between Anderson B. Street, Rita S. Baxter, Paula D. Baxter, James M. Street-Heirs of Frank Anderson
Street
of the first part, and Rita S. Baxter

of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said part ies of the first part have bargained and sold and do hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate, situated and being in Desoto County of Desoto, State of Mississippi, to-wit:

A tract of land in the N.W. 1/4 of the N.W. 1/4 of SECTION 23, Township 3 South, Range 6 West, Desoto County, Mississippi and being more particularly described as follows:

Commerce at a 1/2" re-bar set in the centerline of Ingram Mills Road said point being the Northwest Corner of Section 23, T3S, R6W; thence S 89°15'00"E, 956.72 feet, along the centerline of said road to a 60 p. nail found; thence S 0°46'04"W 40.00 feet, to a 1/2" re-bar set, said point being the POINT OF BEGINNING; thence S 0°46'04"W 684.00 feet, to a 1/2" re-bar set; thence N 89°15'00"W 204.98 feet to a 1/2" re-bar set; thence N 0°46'04"E 684.00 feet, to a 1/2" re-bar set on said r/w; thence S 89°15'00"E 204.98 feet along said r/w to the POINT OF BEGINNING.

Said tract containing 3.219 acres MORE OR LESS.

This being the same property conveyed to Grantors by Will of Record in ~~XXXXXX~~ Minute Book 166, Page 352 with Cause No. being 92-9-1152, The Estate of Frank Anderson Street.

STATE MS.-DESOTO CO. FILED

JAN 21 10 55 AM '95

BK 281 PG 208
W.E. DAVIS CH. CLK.
by B. Cleveland

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part Y of the second part, her heirs and assigns in fee simple forever.

THE CONSIDERATION for this conveyance is as follows: Ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature s _____ of the said part ies of the first part the day and year first above written.

Anderson B. Street
Anderson B. Street
Rita S. Baxter
Rita S. Baxter
Paula D. Baxter
Paula D. Baxter
James M. Street
James M. Street

STATE OF Tennessee)
COUNTY OF Shelby)

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named Anderson B. Street, Rita S. Baxter, Paula D. Baxter, James M. Street-Heirs of Frank Anderson Street

who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as their voluntary act and deed.

Given under my hand and seal this 30th day of January, 1995

Notary Public

My commission expires: March 16, 1997

Grantor's Mailing Address:

Anderson - 1274 Hobart Way - Mt. Juliet, TN
Rita - 367 Dove Valley - Collierville, TN
Paula - 3344 Brownbark - Memphis, TN
James - 7296 Maplewood Cove - Olive Branch, MS

This instrument prepared by:

John Masserano
105 S. Rowlett
Collierville, TN 38017

901-853-8500

Grantee's Mailing Address:

Rita S. Baxter
367 Dove Valley
Collierville, TN 38017

901-853-8379
901-853-8500
Phone # Anderson - (615) 754-0954
Rita - (901) 853-8379
Paula - (901) 794-6075
James (601) 895-5806

700
pd
Grantee