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08-15-94 cw

JAN 30 1995

James Robert Cox, Jr., et ux

Kimberly Diane Cox

012-0-00-W

BOOK 281 PAGE 612

Do not record above this line

WARRANTY DEED

STATE MS.-DESOTO CO. *bc*

FEB 14 1 05 PM '95

THE STATE OF MISSISSIPPI

County of DeSoto

BK 281 PG 612

W.E. DAVIS CH. CLK. *by Cleveland*

For and in consideration of Four Thousand, Four Hundred Fifty and NO 100 Dollars (\$4,450.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following described land:

TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI,
Section 18; all that part of Lot 4, Days Subdivision Second Revision.

Begin at the point of intersection of the Northerly line of grantors property with the present Easterly right-of-way line of Mississippi Highway No. 301 as shown on the plats for Federal Aid Project No. 46-0030-01-006-10 at Highway Survey Station 489+32.42, said point being 3283.3 feet North of and 218.4 feet East of the Southwest corner of the Southwest 1/4 of Section 18, Township 2 South, Range 8 West; from said point of beginning run thence South 89° 09' East along said Northerly property line, a distance of 83.1 feet; thence run South 10° 08' East, a distance of 24.4 feet to a point that is 120 feet Easterly of and perpendicular to the centerline of survey at Station 489+03.59; thence run South 14° 12' West, a distance of 163.9 feet; thence run Southerly along a line that is 80 feet Easterly of and parallel with the centerline of survey of said project, a distance of 50.8 feet to the Southerly line of grantors property as shown on the plats for said project at Station 486+98.73; thence run North 88° 45' West along said Southerly property line, a distance of 53.1 feet to the present Easterly right-of-way line of Mississippi

Highway No. 301; thence run Northerly along said present Easterly right-of-way line and a line that is Easterly of and parallel with the center of Mississippi Highway No. 301, a distance of 233.9 feet to the point of beginning, containing 0.37 acres, more or less.

All of the above being situated in and a part of Lot 4, Days Subdivision Second Revision.

The grantor herein further warrants that the above described property is ~~no~~ part of his/or he homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness their signature the 25th. Day of January, A.D., 1995.

Fred Smith, Witness

James R. Cox Jr
Kimberly D Cox

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7559
Account No. 46-0030-01-006-10

Grantor Address:
3540 Hwy 301 North
Lake Cormorant Ms 38641
Phone Number: 781-2215
Business Number: 393-2110 X4480

In the case of proof of execution of the instrument made by a
subscribing witness:

STATE OF MISSISSIPPI

County of Desoto

Personally appeared before me, the undersigned authority, _____
Fred Smith, one of the subscribing witnesses to the
foregoing instrument, who being first duly sworn, deposes and saith
that he saw the within named James R. Cox, Jr. and _____
Kimberly D. Cox, whose name's are _____ subscribed hereto, sign
and deliver the same to the said Mississippi Transportation Commission,
a body corporate by statute, that he, this affiant, subscribed his name
as witness thereto in the presence of the said _____
James R. Cox, Jr. and Kimberly D. Cox on
the day and year therein mentioned.

Fred Smith
Affiant

Sworn to and subscribed before me this the 30th day of _____
January, A.D., 1995.

Delia G. Simmons
Notary Public Title

(PLACE SEAL HERE)

My commission expires _____
My Commission Expires February 22, 1998