

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of February, 1995, by and between

Jimmy L. Trusty, Sr. a single person party of the first part, and Billy F. Coopwood and wife, Clara Coopwood, party of the second part, with right of survivorship

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate, situated and being in County of Desoto

State of Mississippi.

A parcel of land situated in the southeast quarter of Section 17, Township 1, Range 5, West, and being more particularly described as follows: Beginning at the point where the west right-of way line of Center Hill Road intersects the Mississippi-Tennessee state line; thence south along the west right-of way line of Center Hill Road a distance of 190 feet to the northeast corner of the Hubert P. Looney lands; thence west on the north line of said Looney lands a distance of 458.5 feet to a stake; thence north and parallel with the west right-of-way line of Center Hill Road a distance of 190 feet to the Mississippi-Tennessee State line; thence east along the said state line a distance of 458.5 feet to the point of beginning, containing 2 acres, more or less, less and except the parts conveyed for right-of-way at Book 140, Page 438 and Book 140, Page 683, this being all of the same property conveyed to Jimmy L. Trustee by deed of record at Book 78, Page 549, less and except the aforesaid parts which were conveyed for right-of-way.

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 party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first party does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for the right of way deeds at Book 140, Page 438, and Book 140, Page 683, and the lien of 1995 property taxes which are assumed by the parties of the second part

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jimmy L. Trusty
Jimmy L. Trusty

STATE MS.-DESOTO CO.
FILED
FEB 7 10 15 AM '95
BK PG
W.E. DAVIS CH. CLK.

STATE MS.-DESOTO CO.
FILED
FEB 16 10 18 AM '95
BK 281 PG 696
W.E. DAVIS CH. CLK.
by B Cleveland

Signature
Trusty

This day personally appeared before me, the undersigned authority in and for said County and State, the within named
Jimmy L. Trusty

who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the date therein mentioned as free and voluntary act and deed and for the purpose therein expressed.

Given under my hand and official seal of office, this the 2nd day of February, 19 95

My Commission Expires: 3/27/97

Signature
Notary Public

SALES

This day personally appeared before me, the undersigned authority in and for said County and State, respectively, _____

of the above named corporation, who severally acknowledged that for and on behalf of said corporation, they signed, sealed and delivered the above and foregoing Warranty Deed on the date therein mentioned as the act and deed of said corporation, being thereunto first authorized so to do.

Given under my hand and official seal of office, this the _____ day of _____, 19 _____

My Commission Expires: _____

Notary Public

Seller:

Jimmy L. Trusty
9201 CENTER HILL RD
OLIVE BRANCH, MISS 38654
(601)895-3906
work:same
2-16-95

Buyers:

Sr.
Billy F. Coopwood & wife Clara
Coopwood
9201 CENTER HILL ROAD
OLIVE BRANCH MISSISSIPPI
(601)895-2193
work:same

pd 9.00
This instrument prepared by and after recording, please return to:
Clyde M. Crutchfield, Atty
165 North Main Street, Suite 202
Collierville, Tennessee 38017
(901) 853-1688
598C