

STATE MS.-DESOTO CO.
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W.E. DAVIS CH. CLK.
by S Cleveland

Prepared By and
Return To: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

JAMES A. TINER, JR., ET UX, (
Grantors (
TO (
OLEN C. SHOURD, III, ET UX, (
Grantee (
_____)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, JAMES A. TINER, JR., and wife, DANA A. TINER, do hereby grant, bargain, sell, convey, and warrant to OLEN C. SHOURD, III, and wife, TINA L. SHOURD, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described by DESCRIPTION attached hereto as EXHIBIT "A" and made a part hereof for all purposes as fully and completely as if copied in words and figures herein.

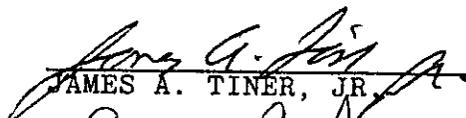
The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; subject to any matters which might be revealed by an accurate current survey; and subject to taxes for the year 1995, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1995.

Taxes for the year 1995 are being pro-rated on an estimated basis to the date of this Deed as part of this closing. Taxes for 1995 and all subsequent years are to be the responsibility of Grantees, their heirs and/or assigns.

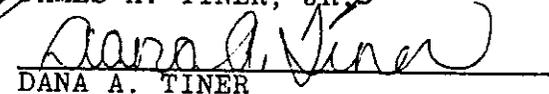
Possession of the above described property shall be

delivered to Grantees on or before three (3) days from the date of this instrument.

Witness our signatures, this the 15th day of March, 1995.



 JAMES A. TINER, JR.



 DANA A. TINER

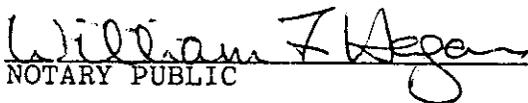
Mr. and Mrs. J. A. Tiner, Jr.
 27105 Highway 4
 Senatobia, MS. 38668
 Home: (601) 429-6180
 Work: (601) 429-8899

Mr. and Mrs. O. C. Shourd, III
 295 Starlanding Road
 Nesbit, MS. 38651
 Home: (601) 429-8815
 Work: (601) 363-4900

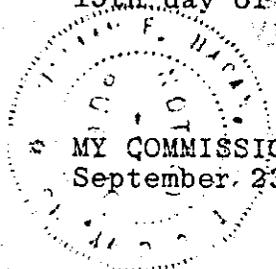
STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JAMES A. TINER, JR., and wife, DANA A. TINER, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 15th day of March, 1995.



 NOTARY PUBLIC



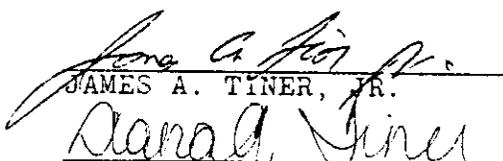
MY COMMISSION EXPIRES;
September 23, 1996

DESCRIPTION:

A fractional part of the Northeast Quarter of the Northwest Quarter of Section 19, Township 2 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a point on the centerline of Star Landing Road, commonly accepted as the Northwest corner of the Northwest Quarter of Section 19, Township 2 South, Range 7 West; thence South $89^{\circ} 51' 33''$ East 1038.48 feet along the north line of said Quarter Section to a point; thence South $00^{\circ} 09' 05''$ West 40.00 feet to a point; thence South $89^{\circ} 51' 33''$ East 419.22 feet along a line 40.00 feet South of and parallel to said North Quarter Section Line to the POINT OF BEGINNING; thence South $89^{\circ} 51' 33''$ East 137.35 feet along a line 40.00 feet South of and parallel to said North Quarter Section Line, to a point; thence South $00^{\circ} 33' 57''$ East 470.70 feet to a point; thence North $89^{\circ} 51' 33''$ West 143.24 feet to a point; thence North $00^{\circ} 09' 05''$ East 470.70 feet to the Point Of Beginning, and containing 66,031.36 square feet or 1.5159 acres, more or less.

- EXHIBIT "A" -


 JAMES A. TINER, JR.


 DANA A. TINER