

APR 12 4 50 PM '95

L. V. COUGHLIN, JR., ET AL,

GRANTORS

TO

BK 284 PG 81
W.E. DAVIS CH. CLK.
by S. Cleveland Ac

WARRANTY DEED

DARREN H. DOWNEN, ET AL,

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, L. V. COUGHLIN, JR. AND JAMES P. TIPTON, JR., do hereby sell, convey and warrant unto DARREN H. DOWNEN, WILLIAM A. BROWN, AND DANNY JAMES, the land lying and being situated in Hernando, DeSoto County, Mississippi, more particularly described as follows, to-wit:

TRACT I

6.0 acres in the Northeast Quarter of Section 18, Township 3, Range 7 West, described as beginning at an iron pin in the East right of way of Interstate Highway Number 55 said pin being 690 31 feet North 35 degrees 52 minutes West from the intersection of said highway right of way and the North right of way of Holly Springs Road; thence continuing North 35 degrees 52 minutes West along said highway right of way 943.4 feet to a point at the Southwest Corner of the H. P. Robison tract; thence North 84 degrees 34 minutes East along the South line of said Robison tract 504.75 feet to an iron pin; thence South 6 degrees 44 minutes East 417.9 feet to an iron pin; thence South 35 degrees 52 minutes East along the West line of the Morris tract 315.56 feet to an iron pin in the Northeast Corner of the Mrs. Andrew Douglas lot as described by deed in Book 45; Page 484; thence South 54 degrees 08 minutes West along the North line of said Douglas lot 248.7 feet to the point of beginning and containing 6.0 acres, more or less, as shown by the survey of J. E. Lauderdale, C.E. dated November, 1970.

TRACT II

A 0.50 acre lot as part of the Douglas Tract in part of the Northeast Quarter of the Northeast Quarter of Section 18; Township 3 South, Range 7 West, City of Hernando in DeSoto County, Mississippi.

BEGINNING at the Northeast Corner of Section 18; Township 3 South, Range 7 West; thence South 1172.8 feet along the centerline of McIngvale Road to a point; thence West 40 feet to a point in the West right of way of said road, said point being the Northeast Corner of the original Douglas tract and the point of beginning of the following lot; thence South 84 degrees 34 minutes West 271.2 feet along the North line of the Douglas tract to a point; thence South 5 degrees 37 minutes East 80.0 feet to a point; thence North 84 degrees 34 minutes East 271.2 feet to a point in the West right of way of

McIngvale Road; thence North 5 degrees 37 minutes West 80.0 feet to the point of beginning and containing 0.50 acres, more or less. All bearings are magnetic.

Being the same land as shown on the survey of Terrence G. Penney dated September 23rd, 1994, a copy of which is attached hereto, as the James Tipton property abutting McIngvale Road.

Meaning to describe the James P. Tipton, et al, property as recorded in Deed Book 166, Page 217, whether properly described or not, and further referred to in the description of that certain property in favor of Darren Downen found in deed recorded in Deed Book 276, Page 784, and further meaning to describe all of the property lying North of the 6.99 acres of land described in said Deed Book 276, Page 784, and South of the South line of the DeSoto County Board of Education property used for Hernando High School.

The warranty in this deed is subject to subdivision and zoning regulations in effect in Hernando, DeSoto County, Mississippi, and to rights of way and easements for public roads and public utilities.

Possession is to be given upon delivery of the deed.

Taxes for the year 1995 are to be prorated.

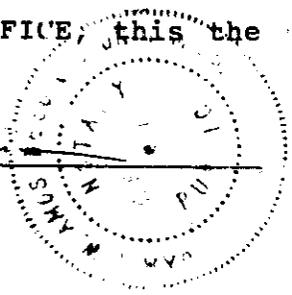
WITNESS our signatures this the 12 day of April, 1995.

L. V. Coughlin, Jr.
L. V. COUGHLIN, JR.
James P. Tipton, Jr.
JAMES P. TIPTON, JR.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named L. V. Coughlin, Jr. and James P. Tipton, Jr., who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 12th day of April, 1995.

[Signature]
Notary Public


My Commission Expires:
5/18/96

Address of Grantors: 2262 East St., Hernando, MS 38632
Residence Phone: 601-429-2562
Business Phone: 601-429-5276

Address of Grantees: P.O. Box 276, Hernando, MS 38632
Residence Phone: 601-429-5277
Business Phone: Same

Prepared by: James W. Amos, Attorney at Law, MSB #1559
2430 Caffey St., Hernando, MS 38632
Phone: (601)-429-7873