

DEED OF GIFT

BOOK 286 PAGE 178

This Deed of Gift is made by Doris B. Russell, a femme sole, hereinafter referred to as the GRANTOR, to and in favor of D'Layne Russell Smith, hereinafter designated as the GRANTEE, WITNESSETH THAT:

For and in consideration of the love and affection which the GRANTOR bears for the GRANTEE, and One Dollar (\$1.00) cash in hand this day paid by the GRANTEE to the GRANTOR, the receipt and sufficiency of all of which is acknowledged by the GRANTOR, the GRANTOR does hereby and by these presents give, convey and warrant unto the GRANTEE, the real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Our entire home place situated in the Town of Hernando, in Section Thirteen (13), Township Three (3), Range Eight (8) West, and being parts of Lots Nos. 406 and 407 as the same are shown on the official map of said Town of Hernando, DeSoto County, Mississippi, with said lands being described by metes and bounds as follows, to-wit:

Beginning at a point in the South line of Lot No. 406 and on the North line of East Valley Street, which said point is 110 feet East of the Southwest corner of said Lot No. 406, and which point is also the Southeast corner of the Dr. Barry McIntosh residence lot; thence North and along the property line hedge of said Dr. McIntosh a distance of 130 feet to Grantor's property line fence; thence East along said property line fence and into Lot No. 407 a total distance of 206 feet to R. N. Gore's property line fence; thence South along said Gore's line fence a distance of 130 feet to the South line of Lot No. 407 and the North line of East Valley Street; thence West along the South lines of said Lots 407 and 406 and the North line of said Street a total distance of 206 feet to the point of beginning, and being the same property conveyed to these Grantors by Veterans Farm and Home Board of

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STATE OF MISSISSIPPI CO. *ms*
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WITNESSETH
by *B. Cleveland*

Mississippi by deed dated January 21, 1953, of record in Book 39, Page 394, and by deed from Mrs. Rubye Stewart, widow, by deed dated September 15, 1959, of record in Book 47, Page 173, all in the Deed Records of DeSoto County, Mississippi, and together with all buildings and improvements located on said lands, BUT SUBJECT HOWEVER to any existing easements for public utilities affecting said lands, and to zoning, subdivision and building regulations of the Town of Hernando, Mississippi, and being the identical property conveyed by Cyrus L. Wingate and wife, Emma S. Wingate, to D. M. Russell and wife, Doris B. Russell, by General Warranty Deed dated September 1, 1965, and duly recorded in Deed Book 63 Page 123, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

LESS AND EXCEPT:

Part of Lot 406, Town of Hernando, Section 13, Township 3, Range 8 West.

Beginning at an iron pin at southwest corner of the D. M. Russell lot, said pin being 105 feet east of Southwest corner Town Lot 406; thence north along west line said Russell lot 128 feet to northwest corner; thence east along north line said Russell lot 85 feet to an iron pin; thence south 128 feet to an iron pin in south line said lot 406; thence west along south line said lot 85 feet to the point of beginning, and being more fully described by that certain survey of J. E. Lauderdale, Civil Engineer, dated the 20th day of June, 1969.

This conveyance is made subject to rights of ways and easements for public roads and public utilities, to subdivision and zoning regulations in effect in the City of Hernando, Mississippi, and 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 said property.

Taxes for the year 1995 shall be paid by the GRANTOR and taxes for the year 1996 and subsequent years will be assumed and paid by

the GRANTEE, her heirs, assigns, successors or transferees.

This conveyance is made subject to that certain debt of Doris B. Russell evidenced by that certain Land Deed of Trust executed by her to Colmon Mitchell, as Trustee for the benefit of New South Bank, and in the original principal sum of \$35,000.00 and being recorded in Real Estate Deed of Trust Book 633, Page 658, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and to which reference is hereby made.

WITNESS the signature of the GRANTOR on this the 1st day of

June, 1995.

Doris B. Russell
DORIS B. RUSSELL

STATE OF MISSISSIPPI
COUNTY OF Tate

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 1st day of June, 1995, within my jurisdiction, the within named Doris B. Russell, who acknowledged that she executed the above and foregoing instrument.

Harvey B. Russell
NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLICS:
MY COMMISSION EXPIRES NOV. 5, 1997
BONDED THRU STEGALL NOTARY SERVICE

(SEAL)



GRANTOR'S ADDRESS:
56 Country Club Drive
Senatobia, MS 38668

BUS. TEL.: N/A
RES. TEL.: 601-562-7255

GRANTEE'S ADDRESS:
56 Country Club Drive
Senatobia, MS 38668

BUS. TEL.: 601-562-3266
RES. TEL.: 601-562-7255

PREPARED BY:

Law Offices of A. Cinclair May
2565 Caffey Street, Suite 100
Hernando, MS 38632
601-429-5038

No title search rendered by preparer of Deed.

Indexing Instructions:

Record in Lot 406 and 407, City of Hernando, Mississippi.

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