

WARRANTY DEED

AUG 4 12 12 PM '95

GRANTOR: MARK ANTHONY SCRUGGS  
and wife,  
PAMELAR SUE SCRUGGS

BK PG  
W.E. DAVIS CH. CLK.

GRANTEE: ROBERT M. BRANKSTONE  
and wife,  
JEANNIFER F. BRANKSTONE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, MARK ANTHONY SCRUGGS AND WIFE, PAMELAR SUE SCRUGGS do hereby sell, convey and warrant unto ROBERT M. BRANKSTONE AND WIFE, JEANNIFER F. BRANKSTONE the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Part of Town Lots 325 and 328 in Section 13, Township 3 South, Range 8 West, in Hernando, in Desoto County, Mississippi: Beginning at the intersection of the south right of way Union Street (40 feet wide) and the east right of way of Church Street (40 feet wide); thence east 126.1 feet along the south right of way of Union Street to the northwest corner of town lot 325 and being the beginning of the following lot; thence North 89°45' East 126.1 feet along the south right of way Union Street to the northeast corner of town lot 325; thence South 0°45'41" West 160.0 feet along the east line of town lots 325 and 328 to a point; thence South 86°47' West 120.95 feet to a point in the west line of lot 328; thence North 1°06'30" West 166.25 feet along the west line of lots 328 and 325 to the point of beginning and containing 0.46 acres, more or less.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities; and to building, zoning, subdivision and health department regulations in effect in the Town of Hernando, DeSoto County, Mississippi and 1995 DeSoto County property taxes, not yet due and payable.

It is agreed and understood that taxes are to be prorated for the year 1995, and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURES of the Grantor, this 31st day of August, 1995.

STATE MS - DE SOTO CO.

*Mark Anthony Scruggs*  
MARK ANTHONY SCRUGGS

AUG 14 11 36 AM '95

*Pamelar Sue Scruggs*  
PAMELAR SUE SCRUGGS

BK 289 PG 191  
W.E. DAVIS CH. CLK.  
*by Cleveland*

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, the within named **MARK ANTHONY SCRUGGS AND PAMELAR SUE SCRUGGS**, who acknowledged that they signed, sealed and delivered the above and foregoing Warranty Deed as their free and voluntary act and deed and for the purposes herein expressed.

Given under my hand and official seal of the office, this the 31st day of July, 1995.

*Norma Jean Saucido*  
Notary Public

My Commission Expires:  
My Commission Expires May 19, 1997



Grantor's Address:  
110 Melody Lane  
Senatobia, MS 38668  
Phone No: 601/562-0685 (Hm.)  
601/781-3830 (Bus.)

Grantee's Address:  
113 Losher Street  
Hernando, MS 38632  
Phone No: (901) 748-2212 (Hm.)  
(901) 367-3033 (Bus.)

PREPARED BY AND RETURN TO:

Bryan K. Smith  
5384 Poplar Avenue, Suite 400  
Memphis, Tennessee 38119  
(901) 763-4000