

BOOK 292 PAGE 664
STATE MS. - DESOTO CO.

Nov 8 11 01 AM '95

BK 292 PG. 664
W.E. DAVIS ON BLK.

by B Cleveland

STATE OF MISSISSIPPI
COUNTY OF DESOTO

NELLIE BENOIT JENNINGS ET AL.,
GRANTORS

TO

WARRANTY DEED
OF GIFT

GEORGE E. BENOIT
GRANTEE

For and in consideration of love and affection,
and other good and valuable consideration, the receipt
and sufficiency of which is hereby acknowledged, we,
NELLIE BENOIT JENNINGS, LULA BENOIT HALE, and EDWARD E.
BENOIT, JR., Grantors, do hereby give, convey and warrant
unto our brother, GEORGE E. BENOIT, Grantee, our undivided
interest in and to the following real property, together
with all the appurtenances and hereditaments thereunto
belonging or in any wise appertaining, in the City of
Olive Branch, DeSoto County, Mississippi, more
particularly described as:

Being in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27,
Township 1 South, Range 6 West: beginning at the
SW corner of the SE $\frac{1}{4}$ of said section for this
parcel; thence north 04° 28' 26" west 590 feet along
the west line of said SE $\frac{1}{4}$ to a point; thence north
85° 49' 31" east 105 feet to a point in the east line
of the Benoit tract; thence south 590 feet along the
east line of the Benoit tract to a point in the
center line of Goodman Road and the south line of
said SE $\frac{1}{4}$; thence along said south line 105 feet
south 85° 49' 31" west to the point of beginning of
this parcel; containing 1.42 acres, more or less.
See plat attached as Exhibit A.

Being part of the same property described in a
Warranty Deed dated May 16, 1947, as recorded in Deed
Book 35 at page 166.

DRUE D
BIRMINGHAM, JR
ATTORNEY AT LAW
9369 GOODMAN ROAD
OLIVE BRANCH
MISSISSIPPI 38654

(601) 895-7670
7671

By way of explanation, the parties herein are the only children and heirs at law of Mary Louise Benoit and husband, Emil Benoit, both of whom died intestate.

The warranty in this deed is subject to rights of way and easements for public roads and utilities, to subdivision and zoning regulations of the City of Olive Branch, and to all other governmental regulations.

Taxes for 1995 are to be prorated, and possession is given with delivery of this deed.

WITNESS our signatures this the 3rd day of November, 1995.

Nellie Benoit Jennings Lula Benoit Hale
NELLIE BENOIT JENNINGS LULA BENOIT HALE

Edward E. Benoit Jr.
EDWARD E. BENOIT, JR.

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 NELLIE BENOIT JENNINGS, who acknowledged that she signed and delivered the above and foregoing Warranty Deed Of Gift on the date indicated as her free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 3rd day of November, 1995.

Carole Crowder
NOTARY PUBLIC

DRUSE
BIRMINGHAM JR
ATTORNEY AT LAW
9389 GOODMAN ROAD
OLIVE BRANCH
MISSISSIPPI 39859
(601) 895-7670
7671

MY COMMISSION EXPIRES:
7-14-98

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 LULA BENOIT HALE, who acknowledged that she signed and delivered the above and foregoing Warranty Deed Of Gift on the date indicated as her free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 3rd day of November, 1995.

Carole Broussard
NOTARY PUBLIC



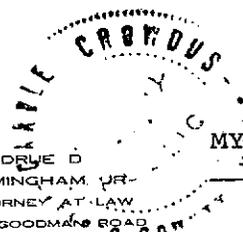
MY COMMISSION EXPIRES:
7-14-98

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 EDWARD E. BENOIT, JR., who acknowledged that he signed and delivered the above and foregoing Warranty Deed Of Gift on the date indicated as his free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 3rd day of November, 1995.

Carole Broussard
NOTARY PUBLIC



MY COMMISSION EXPIRES:
7-14-98

DRUE D.
BIRMINGHAM, JR.
ATTORNEY AT LAW
9369 GOODMAN ROAD
OLIVE BRANCH
MISSISSIPPI 38654

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ADDRESS/TELEPHONE OF GRANTOR NELLIE BENOIT JENNINGS:
6491 Chickasaw Drive, Olive Branch, MS 38654;
Res. Tel. (601) 895-2609; Bus. Tel. none

ADDRESS/TELEPHONE OF GRANTOR LULA BENOIT HALE:
6611 Tulane, Horn Lake, MS 38637;
Res. Tel. (601) 893-2308; Bus. Tel. none

ADDRESS/TELEPHONE OF GRANTOR EDWARD E. BENOIT, JR:
9518 Goodman Road, Olive Branch, MS 38654;
Res. Tel. (601) 895-5384; Bus. Tel. none

ADDRESS/TELEPHONE OF GRANTEE:
9518 Goodman Road, Olive Branch, MS 38654;
Res. Tel. (601) 895-5384; Bus. Tel. none

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Mr. Drue D. Birmingham, Jr.
Attorney at Law
9369 Goodman Road
Olive Branch, MS 38654
(601) 895-7670
MSB #2570

DRUE D
BIRMINGHAM, JR
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9369 GOODMAN ROAD
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MISSISSIPPI 38654

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7671

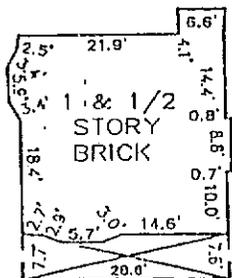


HARWAY
D.B. 30, P.G. 349

DECEASED
D.B. 35, P.G. 188
LOT 1, BLOCK 2
OLIVE BRANCH TOWN MAP
P.B. 1, P.G. 22

BENOIT 2.02 ACRES

LOCATED IN SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 6 WEST
OLIVE BRANCH, DESOTO COUNTY, MS.



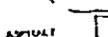
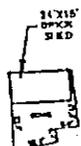
DETAIL
"A"

VILLAGE SQUARE S/D
P.B. 40, P.G. 15-18

VILLAGE LANE (50' ROW)

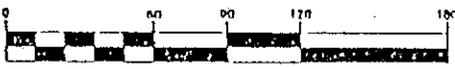
FENCE DESTROYED
BY CONSTRUCTION
OF VILLAGE LANE

OLD WIRE FENCE
POSSESSION LINE



WOOD FENCE

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft

BEARINGS RELATIVE TO
MONUMENTS ON EAST SIDE
OF VILLAGE SQUARE S/D

**METTS
SURVEYING**
4425 BETHEL RD.
OLIVE BRANCH, MS. 38654
PH. 601-895-9020

DATE 6/22/92
CLIENT: BENOIT
SURVEY BY: D. METTS
CLASS "B" SURVEY

GOODMAN RD.

COMMONLY ACCEPTED
SE CORNER OF THE
SW QUARTER OF
S-27, T-1-S, R-6-W

EXHIBIT A