

WARRANTY DEED

BOOK 295 PAGE 629
BOOK 294 PAGE 228

THIS INDENTURE, made and entered into this December 15, 1995, by and between, DOROTHY JANE B. BETZ, individually, herein called Grantor, and KRIS L. BUCHENROTH and KAY E. BUCHENROTH, husband and wife, as tenants by the entirety herein called Grantee,

WITNESSETH: That for and In consideration of Ten Dollars (\$10.00) , cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in, County of DESOTO, State of MISSISSIPPI:

Legal description is included on the attached Exhibit "A" which is incorporated by this reference.

Being the same property conveyed by Deed of record recorded in the Chancery Clerk's Office of DESOTO County, Mississippi at Book 67, Page 531.

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

- 1. DESOTO county taxes for the year 1996, and all subsequent years, the amount of which are not yet ascertainable, due or payable.

STATE MS.-DESOTO CO.
FILED

FEB 6 11 14 AM '96

BK 295 PG 629
W.E. DAVIS CH. CLK.

STATE MS.-DESOTO CO.
FILED

DEC 21 1 59 PM '95

BK 294 PG 228
W.E. DAVIS CH. CLK.

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W.E. DAVIS
CH. CLK.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Dorothy Jane B. Betz
DOROTHY JANE B. BETZ

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, Notary public in and for said State and County, duly commissioned and qualified, personally appeared DOROTHY JANE B. BETZ person(s) described in and who executed the foregoing instrument, acknowledged DOROTHY JANE B. BETZ that (t)he(y)(she) executed, signed and delivered the foregoing on the day and year therein mentioned, the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15th day of December, 1995.



My Commission Expires:

GRANTEE'S ADDRESS AND PHONE:

7250 Woodshire
Memphis, TN, 38125

HOME PHONE - 901-755-9070
WORK PHONE - 901-745-9260

GRANTOR'S ADDRESS AND PHONE:

5365 Pavilion Green South
Memphis TN 38119
HOME PHONE 901-6836162
WORK PHONE Same

Property Address: LOT 267, WOODLAND LAKE, HERNANDO, MS
Owner's Name: KRIS L. BUCHENROTH and KAY E. BUCHENROTH, husband and wife, as tenants by the entirety
Owner's Address: 7250 Woodshire, Memphis, TN 38125
Mail tax bill to: KRIS L. BUCHENROTH and KAY E. BUCHENROTH
7250 Woodshire
Memphis, TN 38125

Parcel No. Title No. 1stAMMEM 8307 File No. 8307 FHA/VA Case No.

This instrument prepared by and return to: Lowrance and Davis, P.C., Suite 2200 Clark Tower, 5100 Poplar Avenue, Memphis, Tennessee 38137 Phone (901)761-1212 Fax (901)761-9984

0.43 acres (18,753.43 s.f.) being the west part of lot no. 267 of Woodland Lake Subdivision and located in the ~~west~~ southeast quarter of section 19, township 3 south, range 9 west, DeSoto County, Mississippi and described as follows:

Beginning at a 3/8" rebar located at the southeast corner of lot no. 267 of Woodland Lake Subdivision as recorded in plat book 1 pages 15A, 15B, and 15C of the office of Chancery Clerk, DeSoto County, Mississippi. Thence N 23°09'17"W-174.6' to a 3/8" rebar on the south right of way of Woodland Lake Road. Thence along a chord bearing and distance closure line S 38°02'37"W-245.03' to a 1/2" pipe at the southwest corner of lot no. 267. Thence N 81°37'13"E-222.04' along the south line of lot no. 267 to the point of beginning.

*the northeast quarter of

Also there is a strip of property from the south line of lot 267 for access to Lake "O" Hills Lake** as described as follows;

Beginning at a 3/8" rebar at the southeast corner of lot no 267 as recorded as above. Thence S 81°37'13"W-65' along the south line of lot no. 267 to a 3/4" pipe. Thence S 08°22'47"E-73.31' to a 3/8" rebar at the waters edge of Lake "O" Hills lake. Thence N 50°23'30"E-76.01' along the said waters edge to a 3/8" rebar. Thence N 08°22'37"W-33.19' to the point of beginning.

**being part of the southeast quarter of the northeast quarter of Section 19, Township 3 South,

Also there is a non-descriptive driveway easement as recorded in deed book 140 page 649 of the office of Chancery Clerk, DeSoto County, Mississippi.

Also a 10' water easement is located across the northeast part of lot described along the center line of said easement as follows; Beginning at a point located on the east line and 52' south of the northeast corner of the west part of lot no. 267. Thence northwesterly to a point on the south right of way of Woodland Lake Road that is 50' southwest of the northeast corner of said lot 267.