

Do not record above this line

QUITCLAIM DEED

STATE MS.-DESOTO CO.  
FILED

MAR 19 10 14 AM '96

THE STATE OF MISSISSIPPI

County of DeSoto

BK 297 PG 425  
W.E. DAVIS CH. CLK.

For and in consideration of One Hundred & No/100  
/100 Dollars (\$100.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we,  
the undersigned, hereby grant, bargain, sell, convey and quitclaim  
and release unto the Mississippi Transportation Commission the  
following described land:

TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY,  
MISSISSIPPI

INDEXING INSTRUCTIONS: SW 1/4 of NW 1/4 and  
NW 1/4 of NW 1/4 of Section 27  
City of Olive Branch  
DeSoto County, Mississippi

PARCEL NO. 1

Begin at the point of intersection of the present Easterly  
right-of-way line of a local road (known as Germantown  
Road) with the Southerly line of grantors property as shown  
on the plats for State Project No. 97-0021-01-014-10; from  
said point of beginning run thence Northerly along the  
present Easterly right-of-way line of said local road, a  
distance of 231.124 meters (758.28 feet); thence run North  
89° 56' East, a distance of 4.889 meters (16.04 feet) to a  
point that is 21.0 meters (68.90 feet) Easterly of and  
perpendicular to the proposed centerline of said local road  
as shown on the plats for said project at Survey Station 16  
+ 50; thence run South 00° 04' East, a distance of 108.46  
meters (355.84 feet); thence run Southeasterly, an arc  
distance of 106.32 meters (348.83 feet); thence run South  
70° 04' East, a distance of 47.293 meters (155.16 feet);  
thence run Southeasterly, an arc distance of 31.562 meters  
(103.55 feet) to the Southerly line of grantors property;

thence run South 84° 44' West along said Southerly property line, a distance of 137.663 meters (451.65 feet) to the point of beginning and containing 65,517.149 square feet, 0.607 hectares, (1.50 acres), more or less.

PARCEL NO. 2

Begin at a point on the present Easterly right-of-way line of a local road (known as Germantown Road) that is 12.192 meters (40.0 feet) Easterly of and perpendicular to the present centerline of said local road as shown on the plats for State Project No. 97-0021-01-014-10 at Survey Station 16 + 50; from said point of beginning run thence Northerly along the present Easterly right-of-way line of said local road, a distance of 167.699 meters (550.19 feet) to the proposed Easterly right-of-way line of said local road; thence run South 87° 54' East along the proposed Easterly right-of-way line of said local road, a distance of 5.679 meters (18.63 feet) to a point that is 21.0 meters (68.90 feet) Easterly of and perpendicular to the proposed centerline of said local road as shown on the plats for said project at Station 11 + 00; thence run South 00° 21' West continuing along the proposed Easterly right-of-way line of said local road, a distance of 121.920 meters (400.0 feet); thence run South 44° 59' East continuing along the proposed Easterly right-of-way line of said local road, a distance of 31.14 meters (102.16 feet) to a point that is 43.021 meters (141.45 feet) Easterly of and perpendicular to the proposed centerline of said local road as shown on plats for said project at Station 15 + 72.837; thence run South 01° 04' West along the proposed Easterly right-of-way line of said local road, a distance of 131.982 meters (433.01 feet) to a point that is 15.0 meters (49.21 feet) Easterly of and perpendicular to the proposed centerline of an access road as shown on the plats for said project at Station 6 + 00.30; thence run Southeasterly, an arc distance of 38.600 meters (126.64 feet); thence run South 48° 06' East, a distance of 41.178 meters (135.10 feet); thence run South 70° 04' East along the proposed Northerly right-of-way line of said access road, a distance of 47.292 meters (155.16 feet) to a point that is 12.0 meters (39.37 feet) Northerly of and perpendicular to the proposed centerline of said access road as shown on the plats for said project at Station 10 + 76.16; thence run Southeasterly continuing along the proposed Northerly right-of-way line of said access road, an arc distance of 54.60 meters (179.15 feet); thence run South 64° 38' East

along the proposed Northerly right-of-way line of said access road, a distance of 11.41 meters (37.42 feet) to the Southerly line of grantors property; thence run South 84° 44' West along said Southerly property line, a distance of 37.91 meters (124.39 feet); thence run Northwesterly, an arc distance of 31.559 meters (103.54 feet); thence run North 70° 04' West, a distance of 47.293 meters (155.16 feet); thence run Northwesterly, an arc distance of 106.326 meters (348.84 feet); thence run North 00° 03' West, a distance of 108.46 meters (355.85 feet); thence run South 89° 56' West, a distance of 108.463 meters (355.85 feet) to the point of beginning and containing 85,155.182 square feet 0.789 hectares, (1.95 acres), more or less.

Parcels No. 1 and No. 2 contain in the aggregate of 150,672.331 square feet, 1.396 hectares, (3.45 acres), more or less.

Together with any and all abutters rights of access, if any, in, to, over, on and across the above described parcel of land designated as Parcel No. 1.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of

John W. Hyneman

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grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness My signature on the 18<sup>th</sup> Day of March, A.D.,

1976

[Signature]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
J. W. Hyneman Development Co. Inc.  
J. W. Hyneman President  
\_\_\_\_\_  
\_\_\_\_\_

Grantee, Prepared by and return to:  
Miss. Department of Transportation  
Right of Way Division  
P. O. Box 1850  
Jackson, Mississippi 39215-1850  
Phone Number: (601) 359-7559  
Account No. 97-0021-01-014-10

Grantor Address:  
1364 Cordova Cove  
 Germantown TN 38138  
\_\_\_\_\_  
Phone Number: 901-756-4061  
Business Number: Same as above

In the case of proof of execution of the instrument made by a subscribing witness:

STATE OF MISSISSIPPI

County of DeSoto

Personally appeared before me, the undersigned authority, B. B. Sanders, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, depose and saith that he saw the within named John Hyneman and John Hyneman Development Co. Inc. Hyneman, President, whose names are subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said John Hyneman and John Hyneman Development Co. Inc. By John Hyneman President on the day and year therein mentioned.

B. B. Sanders

Affiant

Sworn to and subscribed before me this the 19 day of March, A.D., 1996.

W. E. Davis  
Chancery Clerk Title  
by B. Cleveland &

(PLACE SEAL HERE)

My Commission Expires

MY COMMISSION EXPIRES  
JAN. 3, 2000

