

ROW005A

97116030.XA  
Joe Payne, et ux  
Mary Payne  
030-0-00-X

BOOK 298 PAGE 704  
7-13-95 ds

STATE MS.-DESOTO CO.  
FILED

Do not record above this line

APR 10 10 21 AM '96

WARRANTY DEED

BK 298 PG 704  
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of Two Hundred and -----  
----- No /100 Dollars (\$ 200.00 )

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

TOWNSHIP 1 SOUTH, RANGE 5 WEST, DESOTO COUNTY,  
MISSISSIPPI

SECTION 33:

Begin at the point on the proposed Southerly right-of-way  
line of Mississippi Highway No. 302 that is 38.0 meters  
(124.67 feet) Southerly of and perpendicular to the  
centerline of survey as shown on the plats for State  
Project No. 97-0021-01-016-11; from said point of beginning  
run thence South 89° 42' East along the proposed Southerly  
right-of-way line of said highway, a distance of 89.916  
meters (295.0 feet); thence run South 00° 34' West, a  
distance of 19.327 meters (63.41 feet); thence run North  
89° 46' West, a distance of 89.916 meters (295.0 feet);  
thence run North 00° 34' East, a distance of 19.434 meters  
(63.76 feet) to the point of beginning and containing  
18,756.029 square feet, 0.174 hectares (0.43 acres), more  
or less.

All of the above being situated in and a part of the  
Northwest 1/4 of the Northeast 1/4.

Joe Payne, et ux  
 Mary Payne  
 030-0-00-X  
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The grantor herein further warrants that the above described property is ~~no~~ <sup>JP</sup> 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 grade, water damage, and/or any other damage, right or claim whatsoever.

The Consideration named herein, while not limited to such, does include payment for any and all timber located on the conveyed lands.

Each Grantor hereof <sup>JP</sup> authorizes and directs the Grantee to pay all of the above named consideration to Mary B. Payne and Mary B. Payne's receipt thereof shall be the same as if <sup>JP</sup> receipted for by the Grantor(s) hereof.

Grantor herein acknowledges that he/she is one of seven surviving heirs at law of Joe Payne, deceased, said heirs being Mary B. Payne, Gerald McNeil Payne, Joe McNeil Payne, Jr., Monice Del Payne, Lawrence Kirby Payne, Derwin Dewayne Payne, and Derrick Darnell Payne.

By this instrument Joe McNeil Payne, Jr. is conveying all his/her right, title and interest in and to the above described property.

<sup>JP</sup>

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 his signature the eighth Day of February, A.D.,  
19 96.

Leslie Benki, witness

Joe McNeil Payne Jr.

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. 97-0021-01-016-11

Grantor Address:

McNeil  
Joe Payne Jr.  
50460 Jordan Dr.  
Memphis, TN 38116

Phone Number: 901-396-8543

Business Number: 901-320-5404

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, Leslie Rankin, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, depose and saith that he saw the within named Joe McNeil Payne, Jr and \_\_\_\_\_, whose name is 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 Joe McNeil Payne, Jr. and \_\_\_\_\_ on the day and year therein mentioned.

Leslie Rankin  
Affiant

Sworn to and subscribed before me this the 14th day of Feb, A.D., 1996.

(PLACE SEAL HERE)

My commission expires \_\_\_\_\_

W. E. Davis  
Chancery Clerk Title  
By: M. Calvin D.C  
MY COMMISSION EXPIRES  
JAN 3, 2000  
COUNTY OF DESOTO  
MISSISSIPPI  
CHANCERY CLERK