

BOOK 300 PAGE 191

STATE MS.-DESOTO CO.  
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**WARRANTY DEED**

BK 300 PG 191  
W.E. DAVIS CH. CLK.

This Deed of Conveyance is this day made by the undersigned MICHAEL G. LEE and wife, SALLY E. LEE, hereinafter referred to as the GRANTORS, and JAMES N. HOLDEN and wife, SANDRA HOLDEN, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, MICHAEL G. LEE and wife, SALLY E. LEE, the GRANTORS do hereby and by these presents sell, convey, and warrant unto JAMES N. HOLDEN and wife, SANDRA HOLDEN, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

A 3.5 acre parcel of the Shettles tract in part of the Northwest Quarter of Section 16, Township 4 South, Range 8 West, DeSoto County, Mississippi, more particularly described as follows:

BEGINNING at the Southwest Corner of the Northwest Quarter of Section 16, Township 4 South, Range 8 West, said point being a USA MARKER; thence North 2,541.26 feet along the West line of said section to a point in the centerline of Wheeler Road; thence South 80 degrees 11' East 315.0 feet along said road to the Northwest Corner of the Shettles tract to the Point of Beginning of the following parcel; thence South 0 degrees 45'

East 573.0 feet along the West line of the Shettles tract to a point; thence South 80 degrees 15' East 271.80 feet to a point in the East line of the Shettles tract; thence North 0 degrees 56' West 573.0 feet to the Northeast Corner of the Shettles tract and a point in Wheeler Road; thence North 80 degrees 11' West 270.0 feet to the point of Beginning and containing 3.50 acres, more or less, and including the right-of-way for Wheeler Road. All bearings are magnetic. This property being further identified as Tax Parcel ID #4085-1600.0-0010.01.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property and being further subject to a 50 foot driveway easement located on the west side of the above-described property and which easement may be found of record in Deed Book 251, Page 542 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The GRANTORS do also further sell and convey unto the GRANTEES the 1968 Mobile Home together with all attachments, appurtenances and improvements thereto as located on the above-described property.

Taxes and assessments against said property for the year 1996 shall be prorated as of the date of this deed and taxes and assessments for the year 1997 shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 2nd day of May, 1996.

Michael G. Lee  
MICHAEL G. LEE

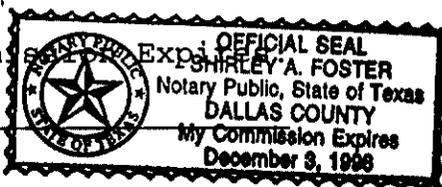
Sally E. Lee  
SALLY E. LEE

STATE OF Texas  
COUNTY OF Dallas

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 2nd day of May, 1996, within my jurisdiction, the within named MICHAEL G. LEE, who acknowledged that he executed the above and foregoing instrument.

Shirley A. Foster  
NOTARY PUBLIC

My Comm. Expires



(SEAL)

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 6th day of May, 1996, within my jurisdiction, the within named SALLY E. LEE, who acknowledged that she executed the above and foregoing instrument.

K. E. [Signature]  
NOTARY PUBLIC

My Commission Expires:

**MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 24, 1999**

(SEAL)

GRANTORS' ADDRESS:  
3943 Wheeler Road  
Hernando, MS 38632  
RES. TEL.: 601-429-2846  
BUS. TEL.: N/A



GRANTEES' ADDRESS:  
381 Riley Street  
Hernando, MS 38632  
RES. TEL.: 601-429-4875  
BUS. TEL.: N/A

No UCC search conducted by preparer of deed.

Prepared by: KENNETH E. STOCKTON  
ATTORNEY AT LAW  
5 WEST COMMERCE STREET  
HERNANDO, MS 38632  
601-429-3469

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