

MAY 13 1 27 PM '96

WARRANTY DEED

BK 300 PG 524
W.E. DAVIS CH. CLK.

This deed of conveyance this day made by the undersigned, CHARLENE H. SLOAN, hereinafter referred to as the GRANTOR, and READUS L. HUDSON, JR. and wife, BRENDA HUDSON, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Thousand Dollars (\$10,000.00), evidenced by the GRANTEES' Purchase Money Promissory Note in the sum of Ten Thousand Dollars (\$10,000.00) and secured by a Purchase Money Deed of Trust, and this day delivered to the GRANTOR, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, the GRANTOR does hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, an undivided Thirteen and Thirty Three Hundredths per cent (13.33%) undivided interest in the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Beginning at the southwest corner of the Southeast Quarter of Section 31, Township 3 South, Range 6 West in DeSoto County, Mississippi; thence N 01° 54' 10" W along west line of said quarter section a distance of 346.5 feet to a point; thence S 90° 00' 00" E passing an iron pin at 50 feet a distance of 658.66 feet to an iron pin; thence S 07° 45' 16" W passing an iron pin at 299.50 feet a distance of 349.50 feet to a "PK" nail in county line road; thence S 90° 00' 00" W along south line of said section a distance of 600 feet to the point of beginning containing 5.0 acres more or less and all improvements thereon and as reflected by the survey of said parcel

conducted by Jones-Davis & Associates, Inc. Consulting Engineers/Land Surveyors, dated February 16, 1996, a copy being attached hereto and incorporated herein by reference.

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; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show.

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

Possession shall be given upon delivery of this deed.

The aforescribed real property is no part or portion of the GRANTOR'S homestead.

Witness the signature of the GRANTOR on this the 11 day of

May, 1996.

Charlene H. Sloan
CHARLENE H. SLOAN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state on this the 11th day of May, 1996, within my jurisdiction, the within named Charlene H. Sloan, who acknowledged that she executed the above and foregoing instrument.

Patricia H. Buscum

NOTARY PUBLIC

My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: January 18, 1999
P.A. BOOKED THRU HEIDEN-MARCHETTI, INC.



GRANTOR'S ADDRESS:

16163 Goodman Road
Olive Branch, MS 38654
Home Tel. No.: 601-895-2905
Work Tel. No.: N/A

GRANTEES' ADDRESS:

8125 Whitehead
Southaven, MS 38671
Home Tel. No.: 601-939-0888
Work Tel. No.: 601-393-3000

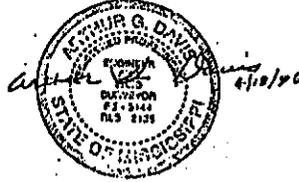
Prepared by:

Law Offices of A. Cinclair May
2565 Caffey Street, Suite 100
Hernando, MS 38632
601-429-5038

No title search was rendered by preparer of deed and no guarantee as to the correctness of the description is give by the preparer of this deed.

Indexing Instructions: Record in the Southeast Quarter of Section 31, Township 3, Range 6.

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, ACCORDING ONLY TO FEMA MAP NO. 28033C0150 E DATED 12 APRIL 1995, THIS AREA IS NOT LOCATED IN AN IDENTIFIED FLOOD HAZARD ZONE, CENSUS TRACT 700.



TRACT I

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 6 WEST IN DESOTO COUNTY, MISSISSIPPI; THENCE N01°54'10"W ALONG WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 346.5 FEET TO A POINT KNOWN AS THE POINT OF BEGINNING OF THE FOLLOWING TRACT; THENCE CONTINUE ALONG SAID LINE N01°54'10"W A DISTANCE OF 287.56 FEET TO AN IRON PIN; THENCE N89°29'52"E A DISTANCE OF 210.00 FEET TO AN IRON PIN; THENCE N01°54'10"W A DISTANCE OF 67.50 FEET TO AN IRON PIN; THENCE N90°00'00"E A DISTANCE OF 509.03 FEET TO AN IRON PIN; THENCE S07°45'16"W A DISTANCE OF 360 FEET TO AN IRON PIN; THENCE N90°00'00"W A DISTANCE OF 658.66 FEET TO THE POINT OF BEGINNING CONTAINING 5.31 ACRES MORE OR LESS, ALSO BEING SUBJECT TO RIGHTS-OF-WAYS OF PUBLIC ROADS AND UTILITIES, LOCAL PLANNING AND HEALTH DEPARTMENT REGULATIONS AND EASEMENTS OF RECORD.

TRACT II

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 6 WEST IN DESOTO COUNTY, MISSISSIPPI; THENCE N01°54'10"W ALONG WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 346.5 FEET TO A POINT; THENCE S90°00'00"E PASSING AN IRON PIN AT 50 FEET A DISTANCE OF 658.66 FEET TO AN IRON PIN; THENCE S07°45'16"W PASSING AN IRON PIN AT 299.50 FEET A DISTANCE OF 349.50 FEET TO A "PK" NAIL IN COUNTY LINE ROAD; THENCE S90°00'00"W ALONG SOUTH LINE OF SAID SECTION A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING CONTAINING 5.0 ACRES MORE OR LESS, ALSO BEING SUBJECT TO RIGHTS-OF-WAYS OF PUBLIC ROADS AND UTILITIES, LOCAL PLANNING AND HEALTH DEPARTMENT REGULATIONS AND EASEMENTS OF RECORD.

REVISIONS		DATE	APPROVED
JONES-DAVIS & ASSOCIATES' INC. CONSULTING ENGINEERS / LAND SURVEYORS 7033 103-INDUSTRIAL DRIVE, SUITE 2 SOUTHAVEN, MISSISSIPPI 38671 PROFESSIONAL SURVEYORS LICENSE NO. 14811			
HUDSON SURVEY SECTION 31 TOWNSHIP 3 SOUTH RANGE 6 WEST DESOTO COUNTY, MISSISSIPPI ZONED AR			
F.S. 2/16/06	COMPUTED CGO	DRAWING NO.	
CLASS "D" SURVEY	DRAWN CGO	1	
SCALE: 1"=100'	DATE: 4/06	FILE: HUDSON	SHEET 1 OF 1

