

STATE MS.-DESOTO CO.  
FILED

JUL 2 11 08 AM '96 MC

BK 303 PG 233  
W.E. DAVIS CH. CLK.

MRS. W. C. GREEN, GRANTOR

TO

WARRANTY DEED

C. W. GARY, ET UX, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, MRS. W. C. GREEN, hereby sells, conveys, and warrants unto the Grantee, C. W. GARY and wife, CATHY G. GARY, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE EXHIBIT A, PAGES 1 AND 2 ATTACHED HERETO FOR LEGAL DESCRIPTION OF PROPERTY LOCATED IN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1996, shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession of the property is to be given in "as is" condition on or before October 15 1996.

EXECUTED this the 1st day of July, 1996.

*Mrs. W.C. Green*  
MRS. W. C. GREEN, GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named MRS. W. C. GREEN, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 1<sup>st</sup> day of July,

*May Walker Brown*  
NOTARY PUBLIC



MY COMMISSION EXPIRES:

GRANTOR'S ADDRESS: P.O. Box 209, Hernando, MS 38632  
Home #: (601) 429-6727 Bus #: ( ) N/A

GRANTEE'S ADDRESS: 4706 Ave Rd., Hernando, MS 38632  
Home #: (601) 429-9688 Bus #: (601) 622-0104

Prepared by:

Walker, Brown & Brown, P. A.  
P. O. Box 276  
220 West Commerce Street  
Hernando, MS 38632  
601-429-5277  
901-521-9292

Located in the Northeast Quarter of Section 12, Township 4 South, Range 8 West, DeSoto County, Mississippi, and more particularly described as follows:

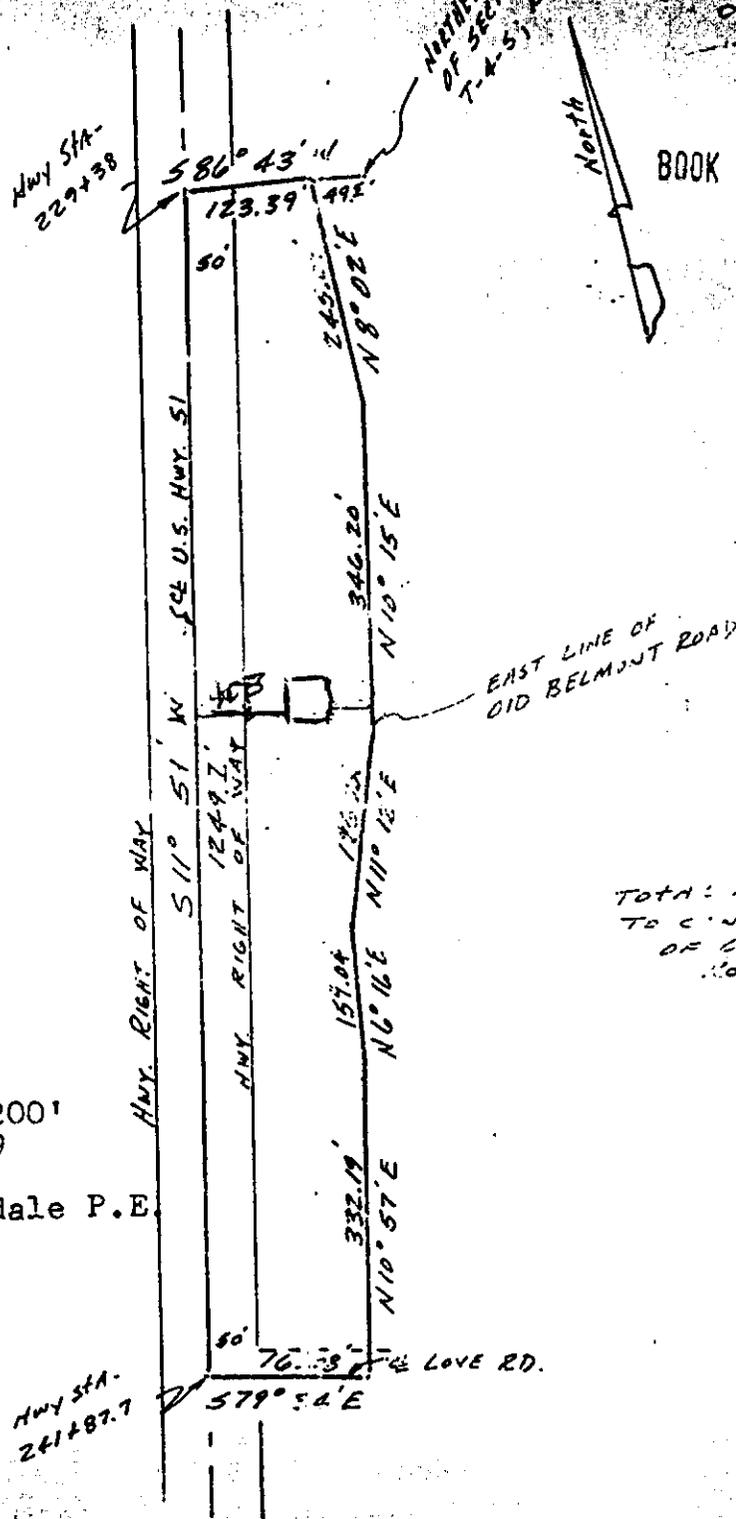
Beginning at a point 49 feet east of the Northeast corner of Section 12, Township 4 South, Range 8 West, DeSoto County, Mississippi, said point being the northeast corner of Grantor's property; thence South 86 degrees 43 minutes west 123.39 feet to the center line of U.S. Highway 51, Highway Station No. 229 + 38; thence South 11 degrees 51 minutes west 1,249.7 feet along the center line of U.S. Highway 51 to a point in the centerline of Love Road and U.S. Highway 51 Station No. 241 + 87.7; thence South 79 degrees 34 minutes East 160.08 feet to the southeast corner of Grantor's property; thence North 10 degrees 57 minutes East 332.19 feet to a point; thence north 6 degrees 16 minutes East 159.04 feet to a point; thence North 11 degrees 12 minutes East 196.70 feet to a point; thence North 10 degrees 15 minutes east 346.20 feet to a point; thence North 8 degrees 02 minutes East 245.09 feet to the Point of Beginning and containing 2.80 acres, more or less as per survey of J.F. Lauderdale dated December 12, 1979.

EXHIBIT A, PAGE 1

SURVEY OF THE MRS. W.C. GREEN LOT NORTH OF LOVE ROAD IN THE  
 NORTHEAST QUARTER OF SECTION 12; TOWNSHIP 1 SOUTH; RANGE 8 WEST;  
 DESOTO COUNTY, MISSISSIPPI.

2.812

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TOTAL ACRES = 2.80  
 TO CENTER  
 OF LOVE  
 ROAD

SCALE: 1" = 200'  
 Dec. 12, 1979  
 J. F. Lauderdale P.E.