

JUL 22 9 49 AM '96

QUITCLAIM DEED

BK 304 PG 67
W.F. DAVIS CH. CLK.

This QUITCLAIM DEED is made and entered into by and between Charles V. McCarson and wife, Mary H. McCarson, hereinafter referred to as the GRANTORS, and Jesse D. James, III, and wife, Mary Ann M. James, 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, the GRANTORS do hereby and by these presents quitclaim and release unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land located in DeSoto County, Mississippi, and described as follows, to-wit:

1.1 acres (47,916.09 S.F.) being part of the southeast quarter of the southwest quarter of Section 36, Township 1 South, Range 9 West, DeSoto County, Mississippi, and described as follows: Beginning at a point located 2703.52' west and 30.0' north of the southeast corner of Section 36, Township 1 South, Range 9 West; said point being on the north right of way of Nail Road and the southwest corner of the James 2.5 acre lot as recorded in Deed Book 69, Page 220, of the office of Chancery Clerk. Thence N 86°20'24" W-99.51' along the north right of way of Nail Road to a 3/8" rebar. Thence N 04°18'38" E-488.53' to a 3/8" rebar. Thence S 85°19'27" E-99.51' to the northwest corner of James 2.5 acres. Thence S 04°17'45" W-486.77' along the east line of the James 2.5 acres to the point of beginning.

By way of explanation the GRANTORS were conveyed by Deed of Gift a 5 acre tract which Deed of Gift is recorded in Deed Book 81, Page 29, in the Office of the Chancery Clerk of DeSoto County,

Mississippi. That the description of said tract called for beginning point 2,470.82 feet west and 30 feet north of the southeast corner of said Section 36. That the GRANTEES were conveyed a 2.5 acre tract by Deed of Gift recorded in Deed Book 69, Page 220, in the Office of the Chancery Clerk of DeSoto County, Mississippi. That it has now been determined that the distance of 2,470.82 feet as called for in the deeds is incorrect and accordingly, in order to correct this error and to give the GRANTEES the amount of acreage which was deeded to them, the parties hereto have agreed to convey to each other sufficient acreage to correct the error and to assure that each parties residence is within the confines of their deeded property. That accordingly the GRANTEES have this day conveyed to the GRANTORS land to carry out their intentions in this regard.

WITNESS the signatures of the GRANTORS on this the 19th day of July, 1996.

Charles V. McCarson
CHARLES V. MCCARSON

Mary H. McCarson
MARY H. MCCARSON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 19th day of July, 1996, within my jurisdiction, the within named Charles V. McC Carson and wife, Mary H. McC Carson, who acknowledged that they executed the above and foregoing instrument.

Ronald W. James Sr.
Notary Public

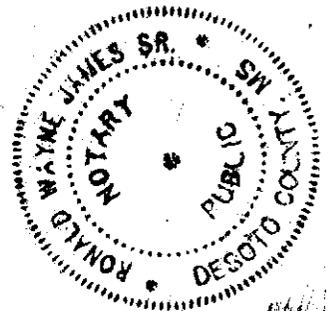
(SEAL)

My Commission Expires:

My Commission Expires March 6, 2000

GRANTEES' ADDRESS:
6486 Nail Road West
Walls, MS 38680
Home Tel. No.: 601-781-0411
Work Tel. No.: 601-781-3626

GRANTORS' ADDRESS:
6482 Nail Road West
Walls, MS 38680
Home Tel. No.: 601-781-0170
Work Tel. No.: N/A



PREPARED BY: Law Offices of A. Cinclair May
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601-429-5038

Indexing Instructions: Record in the SE1/4 of Sec. 36, Township 1 South, Range 9 West.