

STATE MS.-DESOTO CO.
FILED

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AUG 5 12 40 PM '96

MARY K. MORROW

TO:

WARRANTY DEED

TOM B. SMELCER & MARY C. SMELCER, his wife PK 304 PG 588
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, MARY K. MORROW, do hereby sell, convey and warrant unto TOM B. SMELCER & MARY C. SMELCER, his wife, the land lying with all improvements thereon, and being situated in DeSOTO COUNTY, MISSISSIPPI to wit:

LOT 24, Section "B", Jeffries Hill Subdivision in DeSoto County, Mississippi as recorded in Plat Book 5, Page 21 in the OFFICE OF THE CHANCERY COURT CLERK of DeSOTO COUNTY, MISSISSIPPI: *Section 4, Township 2 South, Range 8 West.*

Beginning at an iron stake (set) in the intersection of the North Line of Nickalus Avenue with the East Line of Alta Jean Boulevard; thence Northwardly with the East Line of Alta Jean Boulevard 217.8 feet to an iron stake (found) in the North Line of said subdivision; thence Eastwardly with the North Line of said subdivision and making an interior angle of 90 degrees 09 minutes 300.0 feet to the West Line of Lots 23 (found iron stake 0.5 feet east of corner); thence Southwardly with the West Line of Lot 23, 217.8 feet to an iron stake (found) in the North Line of Nickalus Avenue; thence Westwardly with the North Line of Nickalus Avenue 300.0 feet to the POINT OF BEGINNING.

Utility easement and pole and wire lines appear on this property as shown on SURVEY. (Copy attached hereto as proof, as Page 3 ,ADDENDUM TO THIS DOCUMENT)

There is a one story brick veneer and frame residence and a one story outbuilding located on this property on this survey being known as 5738 Alta Jean Boulevard. (See Copy of Survey Attached Hereto as Page 3, ADDENDUM TO THIS DOCUMENT)

There are no encroachments on this property.

The Warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of way for public roads and public utilities and easements of record and the restrictive covenants for JEFFRIES HILL SUBDIVISION.

TAXES FOR THE YEAR 1996 HAVE NOT BEEN PAID AS OF THE DATE OF THIS INSTRUMENT AND SHALL BE PAID BY THE GRANTEES HEREIN AND POSSESSION SHALL BE DELIVERED AS OF THE DATE OF THIS INSTRUMENT.

WITNESS MY SIGNATURE, THIS 1ST DAY OF AUGUST 1996.

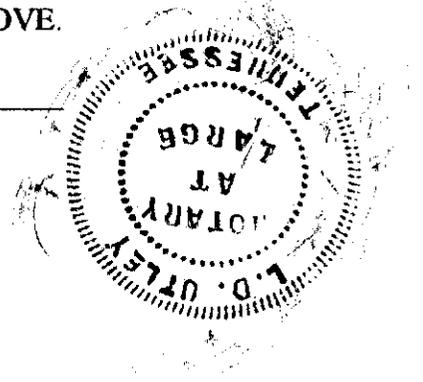
Mary K. Morrow
MARY K. MORROW

STATE OF TENNESSEE)
COUNTY OF SHELBY)

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, COMES MARY K. MORROW OF WHOM I AM PERSONALLY ACQUAINTED, AND AFTER FIRST BEING DULY SWORN, ACKNOWLEDGED SIGNING THE FOREGOING INSTRUMENT OF HER OWN FREE WILL AND CHOICE AND FOR REASONS THEREIN CONTAINED ON DATE FIRST WRITTEN ABOVE.

L. D. Utley
NOTARY

MY COMMISSION EXPIRES: AUGUST 26, 1996



GRANTOR'S ADDRESS:

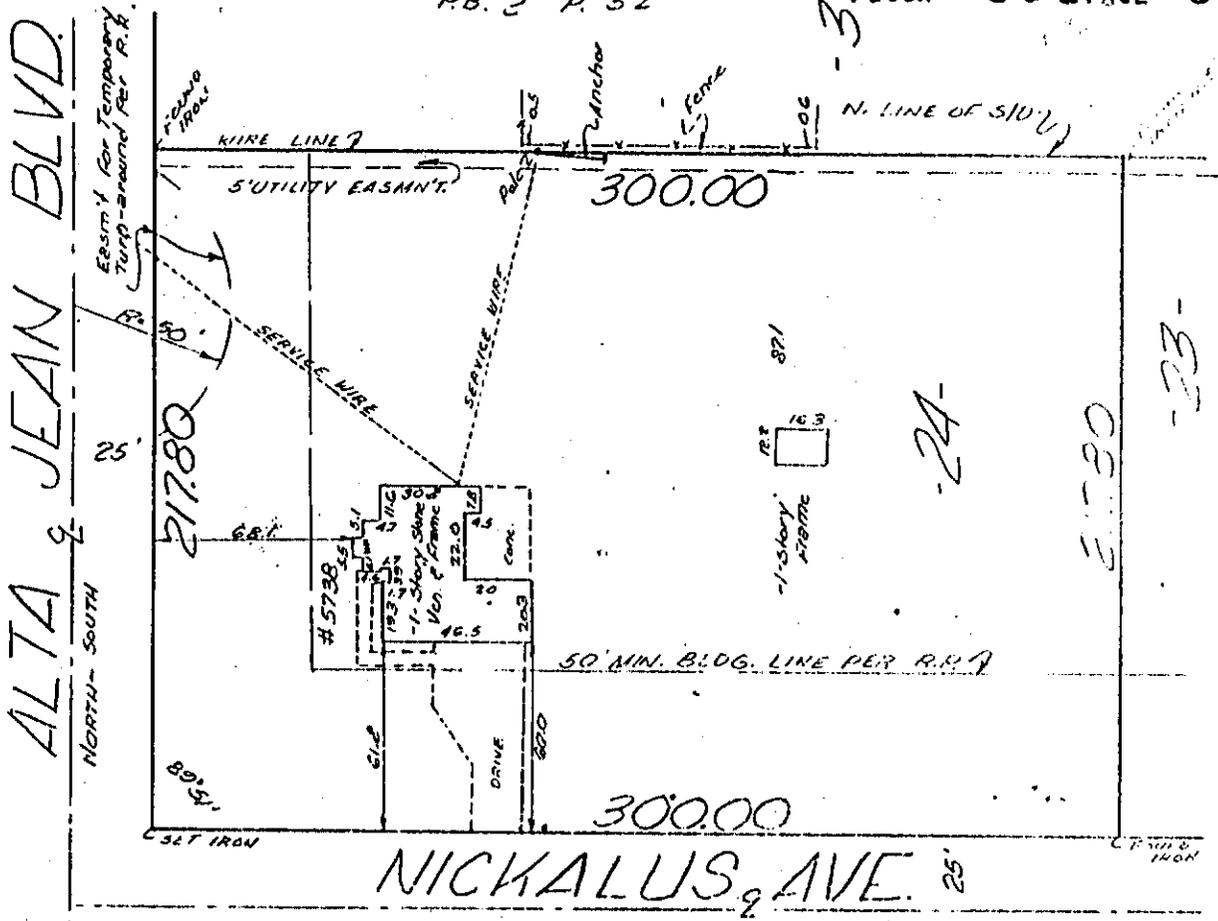
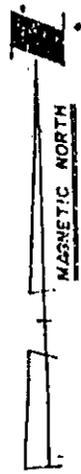
5681 E. SHELBY DRIVE
MEMPHIS, TENNESSEE 38141
HOME TELEPHONE: (601) 342-2075
OFFICE TELEPHONE: (901) 360-8984

GRANTEE'S ADDRESS:

5738 ALTA JEAN BOULEVARD
HORN LAKE, MISSISSIPPI 38637
HOME TELEPHONE: (601) 342-2075
OFFICE TELEPHONE: (901) 360-8984

THIS INSTRUMENT PREPARED BY: LOUIS P. CHIOZZA, JR., ATTORNEY - 46 N. THIRD - MEMPHIS, TN
38103
(901) 525-8813

RETURN RECORDED INSTRUMENT TO: MR. & MRS. TOM B. SMELCER
5738 ALTA JEAN BOULEVARD
HORN LAKE, MISSISSIPPI 38637



May 5, 1989

This is to certify that we have surveyed the following described real estate in DeSoto County Mississippi to wit:

Lot 24, Section "B", Jeffries Hill Subdivision in DeSoto County Mississippi as recorded in Plat book 5, Page 21 in the Office of the Chancery Clerk of DeSoto County Mississippi:

Beginning at an iron stake (set) in the intersection of the north line of Nickalus Avenue with the east line of Alta Jean Boulevard; thence northwardly with the east line of Alta Jean Boulevard 217.8 feet to an iron stake (found) in the north line of said subdivision; thence eastwardly with the north line of said subdivision and making an interior angle of 90 degrees 09 minutes 300.0 feet to the west line of Lots 23 (found iron stake 0.5 feet east of corner); thence southwardly with the west line of Lot 23, 217.8 feet to an iron stake (found) in the north line of Nickalus Avenue; thence westwardly with the north line of Nickalus Avenue 300.0 feet to the point of beginning.

Utility easement and pole and wire lines appear on this property as shown on print.
There is a one story brick veneer and frame residence and a one story outbuilding located on this property as shown on print being known as #5738 Alta Jean Boulevard.
There are no encroachments on this property.

Shroyer Engineering Co., Inc.
Edward E. Shroyer, Jr.
Edward E. Shroyer, Jr., Surveyor
1815

SHROYER ENGINEERING COMPANY, INC.
ASSOCIATES
B.L. HARRIS, JR. E.E. SHROYER, JR.
DATE _____ SCALE _____
5885 HYATT RIDGEWAY PKWY. MEMPHIS, TENN.

To: Mr. Bruce Gray, Army.

Applicant J. S. Vetter
Ordered by B. Gray
Plat Book 2 Page 21

Leader Federal