

PREPARED BY AND RETURN TO: JAMES E. WOODS  
WOODS and SNYDER  
P. O. Box 456  
Olive Branch, MS 38654  
(601) 895-2996

by  
AUG 15 1 45 PM '96

BK 305 PG 145  
W.E. DAVIS CH. CLK.

WARRANTY DEED

JOSEPH FRANKLIN HUGHES,

GRANTOR

TO

AUDREY LEE RAINEY,

GRANTEE

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, JOSEPH FRANKLIN HUGHES, do hereby sell, convey and warrant unto AUDREY LEE RAINEY, formerly Audrey Lee Seal, Trustee for Stephanie Seal pursuant to Last Will and Testament of Hazel Beal Hughes as recorded in Will Book 17, Page 626, Chancery Clerk's Office, DeSoto County, Mississippi, all of my undivided right, title and property lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

A fractional part of the West Half of Section 20, Township 1 South, Range 6 West, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Beginning at a point which is South 48°-00' West, 600 feet from the Northeast corner of Lot 2 of the Robert S. Jobe Estate (Lot 2 being the Reynolds Lot); from such point of beginning running North 42°-00' West, 90 feet to a stake, thence South 48°-00' West, 200 feet to a point which is on the Eastern right-of-way of U.S. Highway No. 78; thence South 42°-00' East 90 feet along said right-of-way line to an iron pipe; thence North 48°-00' East 200 feet to the point of beginning and containing 0.41 acres and being situated in the Northwest Quarter.

The property herein conveyed is no part of the homestead of the Grantor. Grantor does hereby sign future rents due from tenant on the property.

WITNESS MY SIGNATURE, this the 9th day of August, 1996.

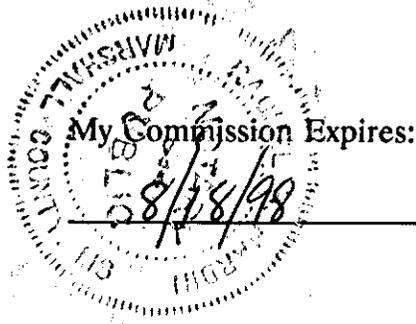
*Joseph Franklin Hughes*  
JOSEPH FRANKLIN HUGHES

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 9th day of August, 1996, within my jurisdiction, the within named JOSEPH FRANKLIN HUGHES, who acknowledged that he executed the above and foregoing instrument.

Rachel A. Nordin  
NOTARY PUBLIC



GRANTOR'S ADDRESS:

111 Oakwood Drive  
Byhalia, MS 38611  
Hm. Phone: 995-9485  
Wk. Phone: N/A

GRANTEE'S ADDRESS:

Audrey Rainey  
411 Williamsburg Ln., Mpls TN 38117  
Hm. Phone: 901-767-7369  
Wk. Phone: 901-767-7369