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STATE MS.-DESOTO CO.

AUG 22 9 56 AM '96

JAMES A. HUNGATE, GRANTOR

TO WARRANTY DEED

GROVER H. HARRIS, ET UX GRANTEE

BK 305 PG 332
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 and sufficiency of all of which is hereby acknowledged, I, JAMES A. HUNGATE, do hereby sell, convey and warrant unto GROVER H. HARRIS AND WIFE, JANE R. HARRIS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Part of the North Half of Section 9, Township 3 South, Range 9 West, DeSoto County, Mississippi, and more particularly described as follows, to-wit:

BEGINNING at a point commonly accepted as the Northwest Corner of the Northeast Quarter of said Section 9; thence run South 89 degrees 50 minutes 06 seconds East a distance of 269.37 feet along the North line of said Section 9 to a point; thence run South 00 degrees 09 minutes 54 seconds West a distance of 520.94 feet to a point; thence run North 89 degrees 50 minutes 06 seconds West a distance of 280.00 feet to a point on the centerline of Newell Road; thence run the following calls along said road centerline to a point on said North line of Section 9;

North 11 degrees 53 minutes 12 seconds West 50.26 feet; North 17 degrees 39 minutes 46 seconds West 185.56 feet; North 10 degrees 13 minutes 53 seconds West 89.84 feet; North 02 degrees 28 minutes 48 seconds West 136.29 feet; North 35 degrees 52 minutes 15 seconds East 69.33 feet; North 71 degrees 01 minutes 17 seconds East 43.66 feet

Thence run South 89 degrees 50 minutes 06 seconds East a distance of 33.28 feet along said North line of Section 9 to the Point of Beginning and containing 4.02 acres. Bearings are based on true North as determined by solar observation.

The above described property is located in the Northeast Quarter of Section 9, Township 3, Range 9 West, DeSoto County, Mississippi, together with the improvements thereon, all appurtenances thereto, including that certain mobile home, described as: a Fleetwood Double Wide Mobile Home, No. 1575 A&B.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and to rights-of-way and easements for public roads and public utilities.

Possession and taxes are to be controlled by the certain Contract Of Sale heretofore entered into by and between the parties.

WITNESS my signature this the 7th day of June, 1994.

JAMES A. HUNGATE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named JAMES A. HUNGATE who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 7th day of June, 1994.

Notary Public

My Commission Expires:
5/16/96

Address of Grantor: 6622 Crystal Hill, Memphis, TN 38141
Residence Phone: (901)-363-5948
Business Phone: (901)-743-6256

Address of Grantors: 9485 Hawell RD, Lake Cormorant 38641
Residence Phone: 601-781-1789
Business Phone: 901-458-1301

PREPARED BY:

JAMES W. AMOS MSB #1559
2430 CAFFEY ST.
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