

STATE MS. - DESOTO CO.
 FILED
 DEC 31 4 55 PM '96

BK. 310 PG. 788
 W.E. DAVIS, CLK.

J.E. FIVEASH ET UX)	GRANTORS
)	
TO)	QUITCLAIM DEED
)	
FLOYD E. FIVEASH ET AL)	GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, J. E. FIVEASH AND WIFE, GRACIE S. FIVEASH, do hereby sell, convey and warrant unto

FLOYD E. FIVEASH and FAYE FIVEASH GARNER

as joint tenants with full rights of survivorship and not as tenants in common, a tract of land which is located in the State of Mississippi, and situated in the County of Desoto, and is more particularly described as follows, to-wit;

A five (5) acre tract of land, more or less, located in the SWQ of the SWQ of Section 30, T1S, R6W, DeSoto County, Mississippi being more particularly described as follows:

Beginning at a point, said point being the intersection of the center of Noleho Road (Germantown) and Cherry Tree Road, Said point also being the Southwest corner of Section 30, Township 1, Range 6 West, thence East which the center of Cherry Tree Road and the South line of said Section 30 North 83 degrees 45 minutes East 562 feet to a point, which is the Southwest Corner of that certain 5 acre tract conveyed to Bennie M. Adair, et ux, by Warranty Deed of record in Book 43, Page 316; thence along the West line of Adair 5 acre tract North 5 degrees 45 minutes West 388 feet to a point: thence parallel to the South line of said Section 30, South 83 degrees 45 minutes West 561.4 feet to a point in the Center of Noleho, said point being on the West line of said Section 30: thence with the West line of said Section 30, South 5 degrees 35 minutes East 388 feet to the beginning, containing 5 acres, more or less, and being the same land conveyed by Willie Gilliland, et ux, to W. H. Acree, by Warranty Deed to date, August 26, 1959, and being the same land conveyed to J. E. Fiveash and Gracie S. Fiveash by W. H. Acree by deed recorded in Deed Book 47 at page 146 as recorded in the land records of DeSoto County, Mississippi, to which reference is made.

LESS AND EXCEPT, HOWEVER, THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point, said point being in the intersection of the Center of Germantown and Cherry Tree Road being also the southwest corner of Section 30, Township 1, Range 6 West; thence north with the west line of the Fiveash tract as shown by deed of record in Book 65, Page 299 of the Warranty Deed records fo DeSoto County, Mississippi 220 feet to a point; thence east 198 feet to a point of beginning and containing one acre, more or less, as shown in Deed Book 96, page 623 of the land records of DeSoto County, Mississippi, to which reference is made.

LESS AND EXCEPT, HOWEVER, THE FOLLOWING DESCRIBED PROPERTY:

Begin at a point 220 feet North of the Southwest corner of Section 30; thence North on the Section line 168 feet to Youngblood's South line; thence East to a point 30 feet from the center of the road; thence South parallel with a 30 feet from the center of the road 168 feet to Potts' North line; thence West to the point beginning, being a right of way deed granted for Davidson Road to DeSoto County, Mississippi as recorded in Deed Book 110 at page 159 of the land records of DeSoto County, Mississippi to which reference is made.

LESS AND EXCEPT, HOWEVER, THE FOLLOWING DESCRIBED PROPERTY:

Parcel No. 1 and Parcel No. 2 described in the deed recorded at Deed Book 251 page 649 as recorded in the land records of DeSoto County, Mississippi dated October 22, 1992, and filed for record on December 1, 1992, in the office of the Chancery Court Clerk and more particularly described as follows, to-wit:

PARCEL NO. 1

Begin at the point of intersection of the present Northerly right-of-way line of Mississippi Highway No. 302 with the East line of grantors property as shown on the plans for Federal Aid Project No. 19-0021-01-018-10; from said point of beginning run thence Westerly along said present Northerly right-of-way line, a distance of 251.1 feet to a West line of grantors property; thence run North 00° 18' West along said West line of grantors property, a distance of 88.6 feet to a point hereby designated as Point "QQ" for future reference; thence run South 64° 04' East, a distance of 94.6 feet to a point that is 75 feet Northerly of and perpendicular to the centerline of survey of said project at Station 795 + 50, said point is hereby designated as Point "RR" for future reference; thence run South 89° 58' East, a distance of 166.7 feet to the East line of grantors property; thence run South 00° 17' West along said East line of grantors property, a distance of 46.0 feet to the point of beginning, containing 0.31 acres, more or less, and being situated in and a part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, and

PARCEL NO. 2

Begin at the point of intersection of the present Easterly right-of-way line of Davison Road with a South line of grantors property as shown on the plans for Federal Aid Project No. 19-0021-01-018-10; from said point of beginning run thence North 00° 28' West along said present Easterly right-of-way line, a distance of 168.0 feet to the North line of grantors property; thence run East along said North line of grantors property, a distance of 20.0 feet; thence run South 00° 28' East, a distance of 168.0 feet to a South line of grantors property; thence run West along said South line of grantors property, a distance of 20.0 feet to the point of beginning, containing 0.08 acres, more or less, and being situated in and a part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi.

This quitclaim is subject to an easement described in Deed Book 170 at page 743 of the land records of DeSoto County, Mississippi, described as 15 foot wide easement parallel to Davidson Road, Right-of-way East side, approximately 175 feet, located in the SW 1/4 of Section 30, Township 1 South, Range 6 West.

This quitclaim deed is further subject to subdivision and zoning regulations in effect for Desoto County, Mississippi and to easements for public roads and public utilities of record for Desoto County, Mississippi.

Possession is given with delivery of the deed.

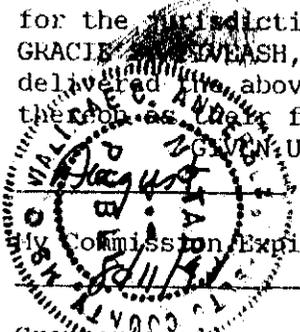
WITNESS OUR SIGNATURES THIS 13th DAY OF August ~~JULY~~, 1994.

J. E. Fiveash
J. E. FIVEASH, GRANTOR

Gracie S. Fiveash
GRACIE S. FIVEASH, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named J. E. FIVEASH and wife, GRACIE S. FIVEASH, who acknowledged that they signed, executed, and delivered the above and foregoing Quitclaim Deed on the date and year shown therein as 13th free and voluntary act for the purposes therein expressed. UNDER my hand and seal of office, this the 13th day of August, 1994.



Wallace C. Anderson
NOTARY PUBLIC

Grantor's address: 9026 East Broadway Rd., Olive Branch, Miss. 38654
H #: (601) 895-6222 W #: Retinal (same)

Grantees' address: 6363 Goodman Rd., Olive Branch, Miss. 38654
H #: (601) 895-6897 W #: same

Prepared by and return to: Wallace C. Anderson
P.O. Box 64
Olive Branch, Mississippi 38654
(601) 895-4390