

PREPARED BY AND RETURN TO: JAMES E. WOODS
 WOODS and SNYDER
 P. O. Box 456
 Olive Branch, MS 38654
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STATE MS. - DESOTO CO. X
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BK 311 PG 151
 W.E. DAVIS CH. CLK.

WARRANTY DEED

BARBARA ANNE THOMPSON, and
 CHARLES LAMAR LONG, JR., Individually, and
 BARBARA ANNE THOMPSON and
 CHARLES LAMAR LONG, JR., TRUSTEES
 FOR THE RUTH SPEARS LONG TRUST,

GRANTORS

TO

LARRY K. DEPRIEST,

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, We, BARBARA ANNE THOMPSON and CHARLES LAMAR LONG, JR., Individually, and BARBARA ANNE THOMPSON and CHARLES LAMAR LONG, JR., TRUSTEES FOR THE RUTH SPEARS LONG TRUST, do hereby sell, convey and warrant unto LARRY K. DEPRIEST, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

PARCEL I:

The Southeast Quarter of the Northwest Quarter of Section Thirty-Four (34), Township Two (2), Range Six (6) West, and the Southeast Quarter of Section Thirty-Four (34), Township Two (2), Range Six (6) West embracing 200 acres, LESS AND EXCEPT part of the Southeast Quarter of Section 34, Township 2, Range 6 West, described as beginning at the Northwest corner of the Southeast Quarter of said Section 34; thence South 5°-11' East 385.1 feet to an iron pin; thence North 84°-49' East 366 feet to an iron pin; thence North 5°-11' West 385.1 feet to a point in the North line of the Southeast Quarter of said Section 34; thence South 84°-49' West 366 feet to the point of beginning, and being further described as the South part of the 5 acre tract conveyed to W. Sidney Shinault by Warranty Deed. This being a part of the lands conveyed by W. P. Lee, et ux to W. T. Wilkins by deed dated December 11, 1889, recorded in Book 6, Page 603 of the deed records of DeSoto County, Mississippi.

PARCEL II:

The Southwest Quarter of the Northwest Quarter of Section Thirty-Four (34), Township Two (2), Range Six (6) West, containing 40 acres, and being the same land conveyed by S. E. McLendon, et al, to Dr. W. T. Wilkins by deed dated December 4, 1895, of record in Book 9, Page 11 and conveyed by Pearl McLendon to Dr. W. T. Wilkins by quitclaim deed dated September 4, 1897, or record in Book 9, Page 446, of the deed records of DeSoto County, Mississippi.

PARCEL III:

The Southeast Quarter of Section Twenty-Six (26), Township Two (2), Range Six (6) and 67 acres being the South part of the Southwest Quarter of Section Twenty-Five (25), Township Two (2), Range Six (6) West, and being the lands allotted to J. A. Arnold by the Commissioners appointed by the Court in the estate of Anderson Arnold, deceased, and being the same land conveyed by J. A. Arnold to W. T. Wilkins by deed dated February 5, 1896, of record in Book 9, Page 49, of the deed records of DeSoto County, Mississippi.

PARCEL IV:

72 acres of land being the South part of the Northeast Quarter of Section Twenty-Six (26), Township Two (2), Range Six (6); 93 acres being the North part of the Southwest Quarter of Section Twenty-Five (25), Township Two (2), Range Six (6); and 71 acres being the South part of the Northwest Quarter of Section Twenty-Five (25), Township Two (2), Range Six (6) making in all 236 acres, and being the land allotted to Julia Eubank and Katie Manes as heirs at law of Anderson Arnold, deceased by decree of the Chancery Court of Marshall County, of record in Book 12, Page 13 et seq., of the record of decrees of Marshall County, Mississippi, and recorded in Deed Book 16, Page 583 of the records of DeSoto County, Mississippi, and further being the same land conveyed by W. H. Hughey to Dr. W. T. Wilkins by deed dated June 9, 1899, of record in Book 10, Page 279, of the deed records of DeSoto County, Mississippi.

PARCEL V:

All of the Northeast Quarter of Section Thirty-Four (34), Township Two (2), Range Six (6) West; also all the Northwest Quarter of Section Thirty-Five (35), Township Two (2), Range Six (6) West; and 35 acres in the Southeast corner of the Southeast Quarter of Section Twenty-Seven (27), Township Two (2), Range Six (6) West, and is 80 rods long East and West and 70 rods wide North and South; and being the same land conveyed by E. Leroy Wilkins, et al, grantors to Gordon Brent, Grantee by Warranty Deed of date March 23, 1964, of record in Book 57, Page 556, of the Warranty Deed of DeSoto County, Mississippi.

LESS AND EXCEPT the Beal Graveyard conveyed to the Sheriff of DeSoto County, Mississippi, by deed of record in Book 13, Page 300, more particularly described as beginning at an iron pin, the Northeast corner of Section 34; thence along the North line of said Section South 84°-30' West 1222.98 feet to a point; thence South 5°-30' East 148.5 feet to an iron pin, the point of beginning; thence South 5°-30' East 198 feet to an iron pin; thence South 84°-30' West 214.5 feet to an iron pin; thence North 5°-30' West 198 feet to an iron pin; thence North 84°-30' East 214.5 feet to the beginning; containing 0.98 acres of land;

LESS AND EXCEPT part of the Northeast Quarter of Section 34, Township 2, Range 6 West, described as beginning at the Southwest corner of the Northeast Quarter of Section 34; thence North 84°-49' East 366 feet to a point; thence North 5°-11' West 210 feet to an iron pin; thence South 84°-49' West 366 feet to an iron pin; thence South 5°-11' East 210 feet to the point of beginning, and being further described as the North part of the 5 acre tract conveyed to W. Sidney Shinault by Warranty Deed;

LESS AND EXCEPT, however, an undivided 1/2 interest of oil, gas and minerals reserved in Warranty Deed recorded in Deed Book 57, Page 556, of the records of the Chancery Clerk of DeSoto County, Mississippi, and an undivided 1/4 interest in all oil, gas and minerals which the grantor in Warranty Deed recorded in Deed Book 58, Page 135, of the records of the

Chancery Court Clerk of DeSoto County, Mississippi, reserved unto himself.

The hereinabove described lands are the same property conveyed to Charles L. Long and wife, Ruth S. Long, by Warranty Deed filed of record with the DeSoto County Chancery Clerk in Warranty Deed Book 61, Page 267.

PARCEL VI:

120 acres of land composed of 106 and 2/3rds acres, which is all of the Southeast Quarter of Section 35, Township 2, Range 6 West, less 53 and 1/3rd acres of even depth across the South side of said quarter-section; and composed of 13 and 1/3rd acres which is a strip of 20 acres being the East part of the Southwest Quarter of said Section 35, less 6 and 2/3rds acres off of the South side of said 20 acres, of even depth, with said 53 and 1/3rd acres above described, and being the same lands conveyed to K. R. Trainum by Warranty Deed dated September 5, 1972, and recorded in Warranty Deed Book 98, Page 230 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and being the same lands conveyed to Charles Long by Warranty Deed filed of record with the DeSoto County Chancery Clerk in Warranty Deed Book 109, Page 171.

It is the Grantors intention, by this instrument, to convey the Grantee all their right, title and interest in and to all of the land owned by Charles L. Long and Ruth Spears Long during their lifetime and thereby inherited by Barbara Anne Thompson and Charles L. Long, Jr. to be all the land owned by them in DeSoto County, Mississippi.

The warranty in this Deed is subject to the following, to-wit:

1. Encroachments, variation in area or in measurements, boundary line disputes, roadways, and matters not of record including lack of access, which should be disclosed by an accurate survey and inspection of the property.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, or, and under subject property.
3. Rights or claims of parties in possession not shown by public records.
4. Easements or other uses of subject property not visible from the surface, or easements or claims of easements, not shown by the public records.
5. Right of way granted to Mississippi Power & Light Company by instrument recorded in Book 25, Page 114 and Book 37, Page 438 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.
6. Right of way granted to DeSoto County, Mississippi by instrument recorded in Book 33, Page 403 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.
7. A perpetual right of ingress and egress along the South line of the North half of Section 34, Township 2 South, Range 6 West from Mississippi Highway 305 to a five acre tract conveyed to W. Sidney Shinault.
8. Easement for ingress and egress granted to Memphis Hardwood Flooring Company by instrument dated December 28, 1992 as recorded in Book 252, Page 670 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.

- 9. If effects, if any, of mining reclamation requirements stipulated by local or federal governmental agencies.
- 10. Subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights-of-way and easements for public roads and public utilities.
- 11. Terms and conditions of Timber Deed to Tri-Lake Timber Company dated August 19, 1995 as recorded in Book 291, Page 614 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.

Taxes for the year 1996 are to be paid by the Grantors and possession is to take place upon the delivery of this Deed.

WITNESS OUR SIGNATURES, this the 2nd day of January, 1997.

Barbara Anne Thompson
BARBARA ANNE THOMPSON

Charles Lamar Long, Jr.
CHARLES LAMAR LONG, JR.

Barbara Anne Thompson
BARBARA ANNE THOMPSON,
TRUSTEE FOR THE RUTH SPEARS
LONG TRUST

Charles Lamar Long, Jr.
CHARLES LAMAR LONG, JR.,
TRUSTEE FOR THE RUTH SPEARS
LONG TRUST

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 2nd day of January, 1997, within my jurisdiction, the within named BARBARA ANNE THOMPSON, who acknowledged that she executed the above and foregoing instrument.

James E. ...
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 2nd day of January, 1997, within my jurisdiction, the within named CHARLES LAMAR LONG, JR., who acknowledged that he executed the above and foregoing instrument.

James E. ...
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 21 day of January, 1997, within my jurisdiction, the within named BARBARA ANNE THOMPSON, TRUSTEE FOR THE RUTH SPEARS LONG TRUST, who acknowledged that she executed the above and foregoing instrument.

JAC [Signature]
NOTARY PUBLIC

My Commission Expires:

1-19-99

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 21 day of January, 1997, within my jurisdiction, the within named CHARLES LAMAR LONG, JR., TRUSTEE FOR THE RUTH SPEARS LONG TRUST, who acknowledged that he executed the above and foregoing instrument.

JAC [Signature]
NOTARY PUBLIC

My Commission Expires:

1-19-99

GRANTOR'S ADDRESS:

Barbara Anne Thompson
1885 E. Pheasant Ave Lane
Cordova, TN. 38018
Hm. Phone: 901-756-9115
Wk. Phone: 901-685-5575

GRANTEE'S ADDRESS:

Larry K. Depriest
7240 Peft - Goodman
Olive Branch, Ms.
Hm. Phone: 845-4446
Wk. Phone: 845-5536

Charles Lamar Long, Jr.
170 Blue Gray Circle
Collierville, TN 38017
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