

MAR 6 10 20 AM '97

BOOK 313 PAGE 222

BK 313 PG 222
W.E. DAVIS CH. CLK.WARRANTY DEED

JEFFERY A. BAIN, ET UX

GRANTOR(S)

TO

JERRY W. BAIN ET UX

GRANTEE(S)

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 which is hereby acknowledged, JEFFERY A. BAIN and wife, NANCY M. BAIN, do hereby sell, convey, and warrant unto JERRY W. BAIN and wife, CONNIE P. BAIN, 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, described as follows, to-wit:

1.0 MORE OR LESS, ACRE TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI and is further described by metes and bounds as follows:

Begin at an iron stake (set) in the present westerly line of Robertson Road, said stake being 737.20 feet northwardly from the southeast corner of the Northwest Quarter of Section 2, Township 3 South, Range 8 West: Thence South 84 degrees 30 minutes 04 seconds West 290.39 feet along an existing fence line to an iron stake (set): Thence North 05 degrees 30 minutes 08 seconds West 150.00 feet along an existing fence line to an iron stake (set): Thence North 84 degrees 30 minutes 00 seconds East 290.40 feet along an existing fence line to an iron stake (set): in the westerly line of said Road: Thence South 05 degrees 29 minutes 55 seconds East 150.00 feet with the westerly of said road to the point of beginning containing 1.0, more or less, acres of land being subject to all codes, regulations and revisions, easements and right-of- ways of record as per survey made by smith engineering dated May 12, 1993.

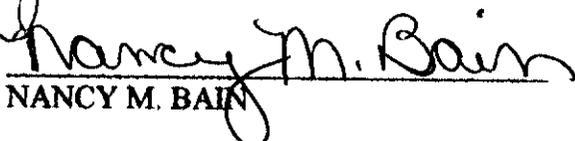
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in Desoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Possession is to be given with deed.

WITNESS our signatures this 6th day of March, 1997.



JEFFERY A. BAIN



NANCY M. BAIN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said county.

and State on this 6th day of March, 1997 within my jurisdiction, the within named JEFFERY A. BAIN and wife, NANCY M. BAIN, who acknowledged that they executed the above and foregoing instrument.

My commission expires:

1-3-2000

Grantor Address and Phone:
Jeffery A. Bain and Nancy M. Bain
Post Office Box 291
Nesbit, Ms. 38651
Home (601)429-8300
Work (901)346-5800

A circular notary seal for Jeannette D. Martin, Notary Public. The seal contains the text "NOTARY PUBLIC" and "JEANNETTE D. MARTIN". The seal is partially obscured by a signature and the text "NOTARY PUBLIC".

Grantee Address and Phone
Jerry W. Bain and Connie P. Bain
Post Office Box 302
Nesbit, Ms. 38651
Home (601)429-2716
Work (901)369-7646