

STATE MS. - DESOTO CO.

APR 23 11 16 AM '97

BK 315 PG 273
W.E. DAVIS CH. CLK.

Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(601) 393-4450

WARRANTY DEED

JAMES O. BENNETT, ET UX GRANTOR(S)

TO

JAMES R. TEAGUE, 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 of which is hereby acknowledged, JAMES O. BENNETT and wife, KATHRYN BENNETT, do hereby sell, convey and warrant unto JAMES R. TEAGUE and wife, JACKIE L. TEAGUE, 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:

20.61 acres (897,771.6 square feet) being part of the southwest quarter of the northwest quarter and part of the northwest quarter of the southwest quarter of Section 17, Township 3 South, Range 9 West, DeSoto County, Mississippi and described as follows:

Commencing at the northwest corner of Section 17, Township 3 South, Range 9 West, Said point being the northwest corner of the Dean Tract; thence South 00° 36' East 1770.08 feet along the west line of the Dean Tract to the Southeast corner of Lot No. 22 of the Chickasaw Bluff Lakes Subdivision and on the north right of way of Highway 304 (100 feet right of way); thence South 00° 03' West 187.43 feet to a point on the south right of way of Elm Road (50 feet wide); said point being at the northwest corner of said 20.61 acres and the point of beginning; thence South 01° 16' 15" West 560.42 feet along at fence line to a one inch pipe at a chain link fence corner; thence South 00° 21' 39" West 1438.41 feet along said chain link fence to a 3/4 inch pipe at a fence corner; thence South 88° 44' 09" East 232.0 feet along an old fence line to a 3/8 inch rebar; thence North 13° 04' 08" East 1953.5 feet to a 3/8 inch rebar on the south right of way of 304 Highway; thence northwest along the south right of way of 304 Highway the following calls; a curve to the left with an arc distance of 337.62 feet and a radius of 1908.1 feet North 76° 32' 56" West 213.97 feet to a point at the intersection of the south right of way of 304 Highway and the south right of way of Elm Road; thence South 65° 48' 32" West 137.97 feet to the point of beginning

Also there is a pie shape 0.02 acre parcel of property located between the north right of way of Elm Road and the south right of way of 304 Highway that is attached to the above 20.61 acres and described as follows:

Commencing at the northwest corner of the 20.61 acre tract; thence North 00° 03' East 54.99 feet to a point on the south right of way of Elm Road; said point being the southwest corner of said 0.02 acres and the point of beginning; thence North 65° 48' 32" East 47.9 feet along the south right of way of Elm Road to a point on the south right of way of 304 Highway; thence North 76° 32' 56" west 45.3 feet along the south right of way of 304 Highway to a 3/8 inch rebar; thence South 00° 03' West 29.9 feet to the point of beginning.

The above parcels are part of that property as recorded in Deed Book 176, Page 311 of the office of Chancery Clerk, DeSoto County, Mississippi.

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; AND FURTHER SUBJECT to the following restrictions and restrictive covenants:

- (1) No mobile home shall be permitted.
- (2) No modular unit for storage allowed on property for more than six months.

Taxes for the current year have been reverse pro-rated and will be paid by Grantor upon receipt of tax bill.

Possession is to be given with deed.

WITNESS our signatures this the 16th day of April, 1997.

James O. Bennett

 JAMES O. BENNETT

Kathryn Bennett

 KATHRYN BENNETT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 16th day of April, 1997 within my jurisdiction, the within named JAMES O. BENNETT and wife, KATHRYN BENNETT, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:

May 08, 2002

Grantor Address & Phone:

1935 Tanyard Road
Hernando, MS 38632
Home # 429-6252
Work # N/A

Melissa V Meyer

 NOTARY PUBLIC

Grantee Address & Phone:

3888 McIngvale Road
Hernando, MS 38632
Home # 429-2490
Work # 429-9614

