

STATE MS.-DESOTO CO.  
FILED

JUN 6 11 29 AM '97

ROSZETTA CARTER, ET AL,

BK 317 PG 246  
W.E. DAVIS CH. CLK.

GRANTORS

TO

WARRANTY DEED

WAYNE R. MILES,

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 and sufficiency of all of which is hereby acknowledged, We, ROSZETTA CARTER, JOHN GRAY, ALLEAN WARD, EVERLEAN NEAL, MATTIE WHITE, HELEN MILLER FRANKLIN, IRMA JEAN NEAL WILLIS, THEODORE R. NEAL, JR., SHARON VAUGHN, LATONYA VAUGHN, GREGORY VAUGHN, and RACHEL VAUGHN, do hereby sell, convey and warrant unto WAYNE R. MILES, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

COMMENCING at the Northwest Corner of a one hundred and eighty acre tract, composed of the Southwest Quarter and a strip of 20 acres off the South side of the Northwest Quarter of even width, all in Section 36, Township 2, Range 7 West, Desoto County, Mississippi. Running thence East 53 and 1/3 rods to a stake; thence South 520 yards to a stake; thence West 53 and 1/3 rods to a stake in the West line of said Southwest Quarter; thence 520 yards to the Point of Beginning at the Northwest Corner of said 180 acre tract. Said land herein conveyed being 31 and 1/2 acres, more or less. Being the same property conveyed to Robert Newsom, et ux, by deed recorded in Deed Book 22, Page 51 in the office of the Chancery Clerk of DeSoto County, Mississippi.

For the same consideration hereinabove set forth, the Grantors herein do hereby sell, convey and quitclaim all of our right, title and interest in and to all of the land lying east of laughter Road and west of the west line of the above described property, and all of the land lying south of the fence and north of the south property line of the above described property, all as shown on survey of Danny S. Rutherford, RPLS, a copy of which is attached hereto and made a part hereof.

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.

By way of further explanation, the Grantors herein do hereby covenant that the recognized property line along the west side of the hereinabove described 31.5 acres tract extends to the East line of Laughter Road and that they have no knowledge of any persons claiming any interest in the land lying East of Laughter Road and the West line of the above described property as shown on the said survey of Danny S. Rutherford.

By way of explanation, Robert Newsom was granted the interest of his wife, Berdie Newsom, also known as Berdia Newsom, also known as Berdie Woods, also known as Berdie Wood, by virtue of a Final Decree entered in Cause No. 87-5-339, DeSoto County Chancery Court, on December 18, 1987. Further, Robert Newsom died on or about July 1st, 1988. His Last Will And Testament was duly admitted to probate in Cause No. 88-8-703, DeSoto County Chancery Court. He left his entire estate to his wife, Everlean Newsom, by virtue of his Last Will And Testament. Further, Everlean Newsom died on or about August 21st, 1994 in Kankekee, Illinois. Her estate was administered in Cause No. 96-8-1004, DeSoto County Chancery Court. An Order Adjudicating Heirs Of Everlean Newsom was entered on or about October 7th, 1996, setting forth that the heirs at law of Everlean Newsom were: Roszetta Carter, John Gray, Allean Ward, Everlean Neal, Mattie White, Helen Miller Franklin, Irma Jean Neal Willis, Theodore R. Neal, Jr., Sharon Vaughn, Tonya Vaughn, Gregory Vaughn, and Rachel Vaughn.

Possession is to be given upon delivery of the deed.

Taxes for the year 1997 are to be prorated as of the date of closing and to be paid by the Grantee when due.

WITNESS our signatures this the 5<sup>th</sup> day of June, 1997.

Rosetta H. Carter  
ROSZETTA CARTER

Helen Miller Franklin  
HELEN MILLER FRANKLIN

JOHN GRAY AKA JOHN GRAY, JR.

BY: John Gray  
Rosetta H. Carter

ROSZETTA CARTER,  
ATTORNEY IN FACT

ALLEAN WARD

Allean Ward  
BY: Rosetta Carter  
ROSZETTA CARTER,  
ATTORNEY IN FACT

EVERLEAN NEAL Everlean Neal

BY: Helen Miller Franklin  
HELEN MILLER FRANKLIN  
ATTORNEY IN FACT

MATTIE WHITE mattie white

BY: Helen Miller Franklin  
HELEN MILLER FRANKLIN  
ATTORNEY IN FACT

IRMA JEAN NEAL WILLIS AKA

ERMA JEAN NEAL WILLIS Erma Jean Neal Willis

BY: Helen Miller Franklin  
HELEN MILLER FRANKLIN  
ATTORNEY IN FACT

THEODORE R. NEAL, JR. *Theodore R. Neal JR*

BY: *Helen Miller Franklin*  
HELEN MILLER FRANKLIN  
ATTORNEY IN FACT

SHARON VAUGHN *Sharon Vaughn*

BY: *Helen Miller Franklin*  
HELEN MILLER FRANKLIN  
ATTORNEY IN FACT

LATONYA VAUGHN *Latonya Vaughn*

BY: *Helen Miller Franklin*  
HELEN MILLER FRANKLIN  
ATTORNEY IN FACT

GREGORY VAUGHN *Gregory Vaughn*

BY: *Helen Miller Franklin*  
HELEN MILLER FRANKLIN  
ATTORNEY IN FACT

RACHEL VAUGHN *Rachel Vaughn*

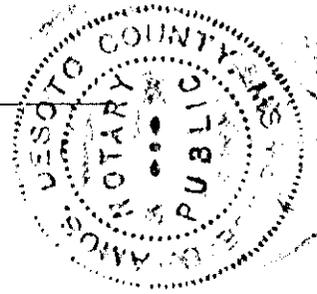
BY: *Helen Miller Franklin*  
HELEN MILLER FRANKLIN  
ATTORNEY IN FACT

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 ROSZETTA CARTER who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

5<sup>th</sup> GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the  
day of June, 1997.

Euse B. Amos  
Notary Public



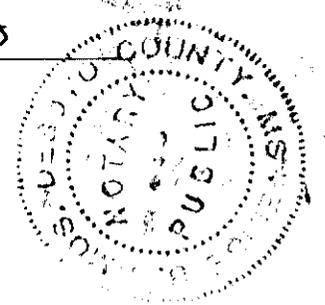
My Commission Expires:  
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 29, 2000  
BONDED THRU STEGALL NOTARY SERVICE

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 HELEN MILLER FRANKLIN who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5<sup>th</sup> day of June, 1997.

Euse B. Amos  
Notary Public



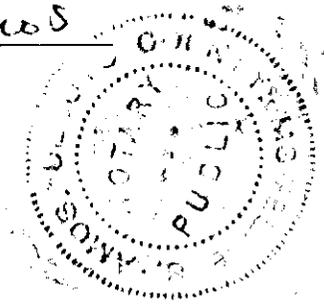
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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named JOHN GRAY AKA JOHN GRAY, JR., by and through Roszetta Carter, Attorney in Fact, pursuant to limited power of attorney recorded in Power Of Attorney Book 74, Page 28, in the office of the Chancery Clerk of DeSoto County, Mississippi, 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 5<sup>th</sup> day of June, 1997.

Euse B. Amos  
Notary Public



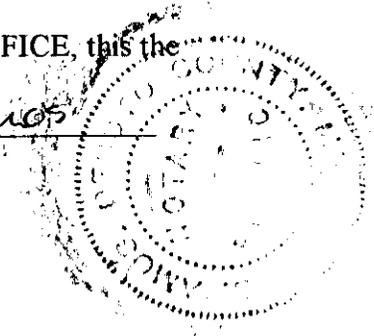
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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named ALLEAN WARD by and through Roszetta Carter, Attorney in Fact, pursuant to limited power of attorney recorded in Power Of Attorney Book 74, Page 530, in the office of the Chancery Clerk of DeSoto County, Mississippi, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5<sup>th</sup> day of June, 1997.

Euse B. Amos  
Notary Public



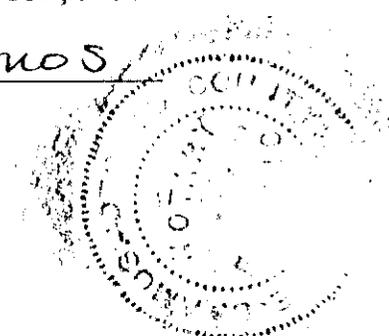
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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named EVERLEAN NEAL, by and through Helen Miller Franklin, Attorney in Fact, pursuant to Limited Power Of Attorney recorded in Power Of Attorney Book 74, Page 532, in the office of the Chancery Clerk of DeSoto County, Mississippi, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5<sup>th</sup> day of June, 1997.

Euse B. Amos  
Notary Public



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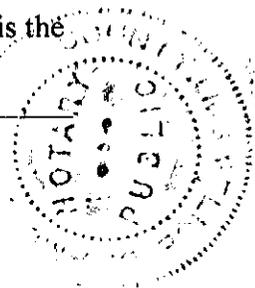
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named MATTIE WHITE, by and through Helen Miller Franklin, Attorney in Fact, pursuant to Limited Power Of Attorney recorded in Power Of Attorney Book 74, Page 534, in the office of the Chancery Clerk of DeSoto County, Mississippi, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5<sup>th</sup> day of June, 1997.

*Euse B. Amos*

Notary Public



My Commission Expires:

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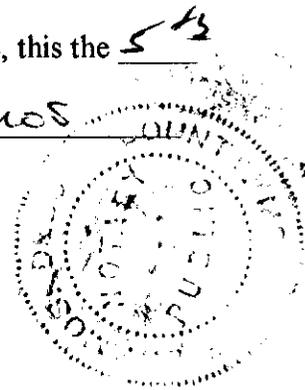
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named IRMA JEAN NEAL WILLIS aka ERMA JEAN NEAL WILLIS, by and through Helen Miller Franklin, Attorney in Fact, pursuant to Limited Power Of Attorney recorded in Power Of Attorney Book 74, Page 536, in the office of the Chancery Clerk of DeSoto County, Mississippi, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5<sup>th</sup> day of June, 1997.

*Euse B. Amos*

Notary Public



My Commission Expires:

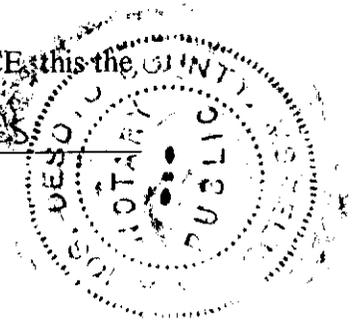
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
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BONDED THRU STEGALL NOTARY SERVICE

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 THEODORE R. NEAL, JR. by and through Helen Miller Franklin, Attorney in Fact, pursuant to Limited Power Of Attorney recorded in Power Of Attorney Book 74, Page 538, in the office of the Chancery Clerk of DeSoto County, Mississippi, 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.

5<sup>th</sup> GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5<sup>th</sup> day of June, 1997.

Euse B. Amos  
Notary Public



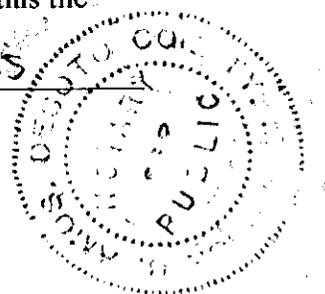
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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named SHARON VAUGHN, by and through Helen Miller Franklin, Attorney in Fact, pursuant to Limited Power of Attorney recorded in Power of Attorney Book 74, Page 540, in the office of the Chancery Clerk of DeSoto County, Mississippi, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

5<sup>th</sup> GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5<sup>th</sup> day of June, 1997.

Euse B. Amos  
Notary Public



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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 LATONYA VAUGHN, by and through Helen Miller Franklin, Attorney in Fact, pursuant to Limited Power Of Attorney, recorded in Power Of Attorney Book 74, Page 642, in the office of the Chancery Clerk of DeSoto County, Mississippi, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

5<sup>th</sup> GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the day of June, 1997.

Euse B. Amos  
Notary Public

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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

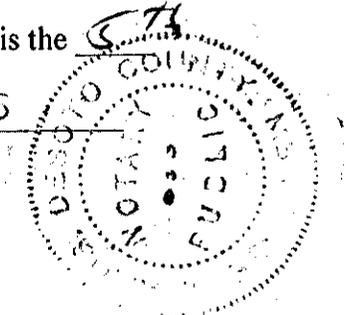
This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named GREGORY VAUGHN, by and through Helen Miller Franklin, Attorney in Fact, pursuant to Limited Power Of Attorney recorded in Power Of Attorney Book 74, Page 544, in the office of the Chancery Clerk of DeSoto County, Mississippi, 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 5<sup>th</sup> day of June, 1997.

Euse B. Amos  
Notary Public

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 29, 2000  
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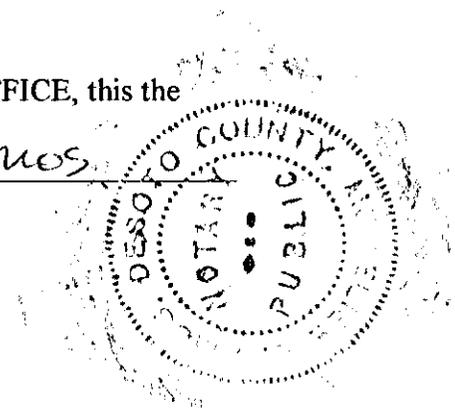


STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named RACHEL VAUGHN, by and through Helen Miller Franklin, Attorney in Fact, pursuant to Limited Power of Attorney recorded in Power Of Attorney Book 74, Page 546, in the office of the Chancery Clerk of DeSoto County, Mississippi, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

5<sup>th</sup> GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the  
day of June, 1997.

Elise B. Amos  
Notary Public



My Commission Expires:

—MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 29, 2000  
BONDED THRU STEGALL NOTARY SERVICE

Address of Grantors: 1006 Pleasant Hill Road, Nesbit, MS 38651  
Residence Phone: 601-429-6009  
Business Phone: NONE

Address of Grantee: 1531 Briar Cove, Memphis, TN 38116  
Residence Phone: 901-345-3779  
Business Phone: same

Prepared by: James W. Amos, Attorney at Law, MSB #1559  
2430 Caffey St., Hernando, MS 38632  
Phone: 601-429-7873

26 25  
35 36



S 00°06'52"E 2335.95  
 MARGARET TAYLOR  
 D.Bk. 171, P. 575

N 89°36'57"E 877.70  
 LUCIOUS DOBBINS  
 D.Bk. 36, P. 145

Section Line  
 N 00°06'52"W 304.11  
 N 07°32'20"W 1255.90  
 N 07°32'20"W 304.11  
 Loughner Road

Post Found  
 S 01°07'20"E 325.00  
 S 01°07'20"E 325.00  
 S 01°24'05"W 198.89  
 DIXIE HILLS ESTATES  
 P. Bk. 10, P. 19-21  
 S 07°47'23"E 350.21  
 1/2" Steel Bar Found  
 Post Found  
 1/2" Steel Bar Found  
 50' R.O.W.  
 S 07°02'44"E 204.99  
 S 07°19'10"E 76.09

31.57 Ac.

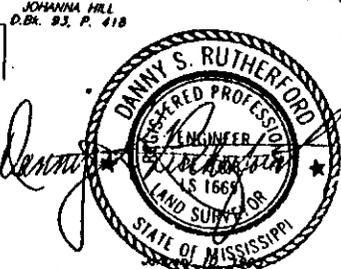
**DESCRIPTION**  
 Part of the West Half of Section 36, Township 2 South, Range 7 West, DeSoto County, Mississippi and being more particularly described as follows, to-wit:

Commencing at a point commonly accepted as the northwest corner of said Section 36; thence run South 00°06'52" East a distance 2335.95 feet along the west line of said quarter section to the southwest corner of the Margaret Taylor property and the Point of Beginning; thence run North 89°36'57" East a distance of 877.70 feet along said Taylor and Dobbins south line to a point on the west line of Dixie Hills Estates; thence run the following calls along the west line of said Dixie Hills Estates to the northeast corner of the Johanna Hill property:  
 South 01°07'20" East 325.00 feet  
 South 01°07'20" East 325.00 feet  
 South 01°24'05" West 198.89 feet  
 South 00°47'23" East 350.21 feet  
 South 00°02'44" East 204.99 feet  
 South 01°19'10" East 76.09 feet  
 thence run South 89°36'57" West a distance of 879.95 feet along the north line of said Johanna Hill property to a point on the west line of said Section 36; thence run North 00°32'20" West a distance of 1255.90 feet along the west line of said Section 36 to a point; thence run North 00°06'52" West a distance of 304.11 feet along the west line of said quarter section to the Point of Beginning and containing 31.57 acres. Bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Donny S. Rutherford, P.E.L.S., dated January 3, 1995.

**NOTES**  
 This is a Class "B" Survey.  
 The hereon shown property is that same property conveyed to Robert Newsom and wife Birdie Newsom by John Wood dated March 18, 1922 and recorded in Deed Book 22 on Page 51 of the Chancery Records of DeSoto County, Mississippi.  
 No recorded right-of-way deed was found for Loughner Road. This road is a public road maintained by County Forces under prescriptive easement.  
 The hereon shown property is located in the southwest quarter of the Northwest Quarter and the northwest quarter of the Southwest Quarter of Section 36, Township 2 South, Range 7 West, DeSoto County, Mississippi.

**SURVEYORS' REPORT**  
 The deed of record on the surveyed property calls for the area to be 31 1/2 acres, more or less. The measured area bounded by the deed lines was determined to be 31.57 acres.  
 The property is bounded on all four (4) sides by apparent possession lines. The north, east and south lines are fences and the west line is the centerline of Loughner Road. The area bounded by these apparent possession lines is 32.06 acres, more or less.

Old fence and apparent possession line. 0.29 acres lie between fence on north deed line on south of west side of property. 0.14 acres lie between deed line on north and fence on south of east side of property.



Revised: February 13, 1997

**PLAT OF SURVEY OF PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI**