

BK0318PG0075
STATE MS.-DESOTO CO.

JUN 26 9 14 AM '97

BK 318 PG 75
W.E. DAVIS CH. CLK.

JAMES M. PORTER and
Wife, LORRI L. PORTER,
Grantors

TO

JAMES M. PORTER, JR.,
Grantee

2885 Nesbit Rd.
Nesbit Rd.
Nesbit, MS 38651
601-429-5269 (res.)
601-429-4596 (bus.)

1339 Pontotoc St.
Hernando, MS 38632
601-429-6437 (bus.)
(res.) unavailable

WARRANTY DEED

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, JAMES M. PORTER and wife, LORRI L. PORTER, Grantors, hereby grant, bargain, sell, convey, and warrant to, and JAMES M. PORTER, JR., Grantee, that certain property lying and being situated in Desoto County, Mississippi, and more particularly described as follows:

Beginning at the Northwest corner of Section 27, Township 2 South, Range 8 West; thence North 85°00'00" East along the North line of said Section a distance of 990.00 feet to a point; thence South 05°00'00" East a distance of 40.0 feet to an iron pin on the South right of way of Nesbit Road and true point of beginning; thence South 00°57'50" East a distance of 324.32 feet to a steel fence post; thence South 83°06'11" East a distance of 319.69 feet to a steel fence post in an existing fence line; thence along said fence line, North 05°00'00" West a distance a 389.42 feet to an iron pin on the South right of way of Nesbit Road; thence South 85° 00'00" West, along said right of way a distance of 290.00 feet to the point of beginning containing 2.48 acres more or less. Subject to rights of ways of public roads and utilities, zoning and subdivision regulation in effect of DeSoto County and easements of record.

Located in the northwest 1/4 section.

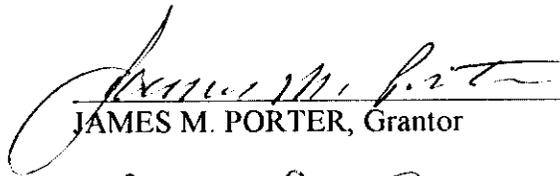
The above described property is a part of the same property as conveyed to Grantor, JAMES M. PORTER, in two separate conveyances as recorded in Book 205 , Page 31 and Book 215, Page 89 in the office of the Chancery Clerk of DeSoto County, Mississippi. LORRI L. PORTER joins in this conveyance for the purpose of transferring and conveying her homestead rights in said parcel of land.

The above described property is conveyed subject to road rights of way, building code restrictions, restrictive covenants, public utility easements, mineral rights and zoning, subdivision, and health department regulations of DeSoto County, Mississippi, and subject to any shortages in acreage, adverse possession, encroachments, or other matters which an accurate, up to date survey might reveal.

Grantee assumes all ad valorem taxes owed for the year 1997.

Possession to be given with deed.

WITNESS our signatures this the 18 day of June, 1997.


JAMES M. PORTER, Grantor

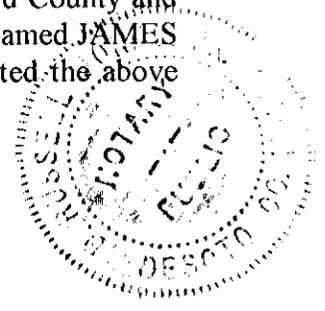

LORRI L. PORTER, Grantor

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State, on this 18th day of June, 1997, and within my jurisdiction, the within named JAMES M. PORTER and wife, LORRI L. PORTER, who acknowledged that they executed the above foregoing Warranty Deed.


NOTARY PUBLIC



My Commission Expires NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: November 1, 1997

Prepared by and return to:

D. RUSSELL JONES, JR.
9215 Millbranch
P.O. Box 671
Southaven, MS 38671
601-342-0800