

File No: 97-384

BK 0318 PG 0302 DE SOTO CO.

JUL 2 4 39 PM '97

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

BK 318 PG 302  
W.E. DAVIS CH. CLK.

**WARRANTY DEED**

DENNIS W. FONDREN, ET UX

GRANTOR(S)

TO

JUSTIN D. STEPHENS

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, DENNIS W. FONDREN and wife, MARTHA H. FONDREN, do hereby sell, convey and warrant unto JUSTIN D. STEPHENS the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 2, containing 1.73 acres, as part of a 6.0 acre tract in part of Sections 23 and 24, Township 2 South, Range 7 West, DeSoto County, Mississippi and more particularly described as follows:

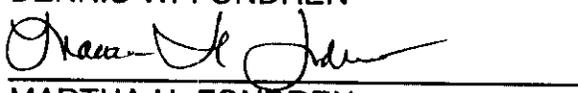
Beginning at the southeast corner of Section 23, Township 2 South, Range 7 West; thence North 89° 48' 24" West 221.8 feet along the South line of said Section to a point; thence North 2° 13' 15" West 160.0 feet along the West line of said 6.0 acre tract to the northwest corner of Lot 3 of said tract and the point of beginning of the following Lot 2; thence north 2° 13' 15" West 184.11 feet to a point; thence North 0° 11' 36" West 35.89 feet to a point; thence South 89° 45' East 295.72 feet to a point in Laughter Road; thence South 19° 27' East 30.0 feet to a point; thence South 24° 10' East 215.5 feet along said road to the northeast corner of Lot 3; thence North 89° 04' West 386.04 feet to the point of beginning and containing 1.73 acres more or less. All bearings are magnetic; and being a part of the property conveyed to Grantors by Warranty Deed of record in Book 166, page 131 in the Chancery Clerk's office. And being situated in the SE quarter of Section 23 and the SW quarter of Section 24.

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.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given July 5, 1997.

WITNESS our signatures this the 30th day of June, 1997.

  
DENNIS W. FONDREN  
  
MARTHA H. FONDREN

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 30th day of June, 1997 within my jurisdiction, the within named DENNIS W. FONDREN and wife, MARTHA H. FONDREN, who acknowledged that they executed the above and foregoing instrument.



My Commission expires:  
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES NOV. 28, 2000  
FOR FURTHER LEGAL NOTARY SERVICE:

Grantor Address & Phone:  
1063 Morrow Crest  
Hernando, MS 38632  
(H) 601-429-5819  
(W) 601-342-1570

*Barbara J. Crews*

NOTARY PUBLIC

Grantee Address & Phone:

2051 Laughter Road  
Nesbit, MS 38651  
(H) (901) 362-9402  
(W) (901) 366-7222