

BK 0332 PG 0069

STATE MS. - DESOTO CO.
FILED

APR 23 2 36 PM '98

BK 332 PG 69
W.E. DAVIS CH. CLK.

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned JEANETTE BRYANT MARTIN, ANN BRYANT CHAMBERLIN, ELHANAN R. BRYANT, BETTY BRYANT DUNN, PATSY CAREY F/K/A PATSY BRYANT HAGAN, BILLY E. BRYANT, JR. AND FRANKIE R. BRYANT, hereinafter referred to as the GRANTORS, and JAMES R. SEAY, SR. D/B/A DIVERSIFIED INVESTMENTS, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEE to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, JEANETTE BRYANT MARTIN, ANN BRYANT CHAMBERLIN, ELHANAN R. BRYANT, BETTY BRYANT DUNN, PATSY CAREY F/K/A PATSY BRYANT HAGAN, BILLY E. BRYANT, JR. AND FRANKIE R. BRYANT, the GRANTORS do hereby and by these presents sell, convey, and warrant unto JAMES R. SEAY, SR. D/B/A DIVERSIFIED INVESTMENTS, the GRANTEE, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

That portion of Lot 430 on Section 13, Township 3, Range 8 West, Together with all buildings and improvements thereon which was located within the very oldest corporate limits of the Town of Hernando, which lies on the West side of U. S. Highway 51 as now established and reference is hereby made to said lot 430 as the same is shown on the old official map of said town in the Chancery Clerk's office in said county. The portion hereby conveyed is described as follows: Beginning at a point approximately 90.0 feet North of the former South corporate limits of the Town of Hernando, Mississippi, as shown by said old official map at center line station 699+30 of U. S. Highway 51; running thence South 88°00' West 50.0 feet to the point of beginning, forming an angle of 89°32' in the Southwest quadrant with center line of said highway. The point of beginning being West of right-of-way of highway; running thence South 88°00' West 133.0 feet to the East boundary of a street; thence

South 2°33' West 405.0 feet in front of the East boundary of said street; thence North 89°15' East 172.0 lineal feet to the right of way, of said highway 55.0 feet opposite center line at station 673+44.6; thence following said right of way line approximately 414.6 feet to the point of beginning, containing 1.41 acres, more or less, and being part of the property conveyed to E. R. Bryant by Mrs. Sally Thomas by deed of record in Book 32, Page 61, of the deed records of DeSoto County, Mississippi, LESS AND EXCEPT that portion of the above described lot conveyed to W. L. Webb by grantors herein by deed dated September 11, 1948, of record in Book 35, Page 579, of the deed records of this county.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; to that Screening and Scenic Easement to the State Highway Commission dated May 22, 1972 recorded at Deed Book 100, Page 292, in the Office of the Chancery Clerk of DeSoto County, Mississippi and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and being further subject to any unrecorded rights of way or easements; any discrepancies, conflicts, encroachments or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

That the GRANTORS warrant that they will have the property cleaned, cleared of all debris and all tenants removed from the premises within thirty (30) days of this date.

Taxes and assessments against said property for the year 1998 shall be prorated as of the date of this deed and taxes and assessments for the year 1999 shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

By way of explanation, the undersigned are the beneficiaries of the Last Will and Testament of the late Emerson Ruble Bryant and whose estate is probated at Cause No. 97-5-600 in the Chancery Court of DeSoto County, Mississippi.

That further, the undersigned warrant that the property being conveyed is no part or parcel of their homestead.

Possession shall be given on or before May 17, 1998..

WITNESS the signature of the GRANTORS on this the 17th day of April, 1998.

Jeanette Bryant Martin
JEANETTE BRYANT MARTIN

Ann Chamberlin
ANN BRYANT CHAMBERLIN

Elhanan R Bryant
ELHANAN R. BRYANT

Betty D. Dunn
BETTY BRYANT DUNN

Patsy Bryant Hagan
PATSY BRYANT HAGAN K/N/A
PATSY CAREY

Billy E Bryant Jr
BILLY E. BRYANT, JR.

Frankie Bryant
FRANKIE R. BRYANT

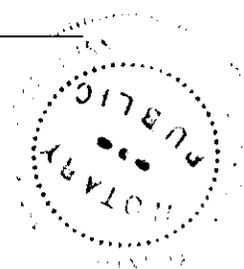
STATE OF MISSISSIPPI
COUNTY OF DESOTO

17th Personally appeared before me, the undersigned authority in and for the said county and state, on this the 17th day of April, 1998, within my jurisdiction, the within named JEANETTE BRYANT MARTIN, who acknowledged that she executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)

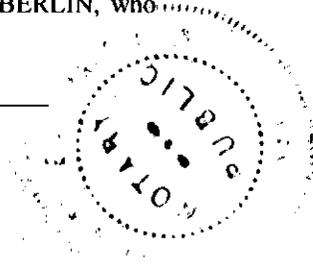


STATE OF MISSISSIPPI
COUNTY OF DESOTO

17th Personally appeared before me, the undersigned authority in and for the said county and state, on this the day of April, 1998, within my jurisdiction, the within named ANN BRYANT CHAMBERLIN, who acknowledged that she executed the above and foregoing instrument.



NOTARY PUBLIC



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

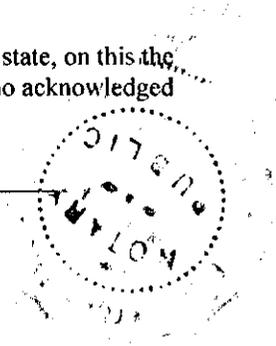
(SEAL)

STATE OF MISSISSIPPI
COUNTY OF DESOTO

17th Personally appeared before me, the undersigned authority in and for the said county and state, on this the day of April, 1998, within my jurisdiction, the within named ELHANAN R. BRYANT, who acknowledged that he executed the above and foregoing instrument.



NOTARY PUBLIC



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

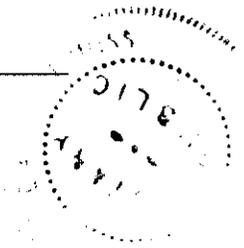
(SEAL)

STATE OF MISSISSIPPI
COUNTY OF DESOTO

17th Personally appeared before me, the undersigned authority in and for the said county and state, on this the day of April, 1998, within my jurisdiction, the within named BETTY BRYANT DUNN, who acknowledged that she executed the above and foregoing instrument.



NOTARY PUBLIC



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)

STATE OF MISSISSIPPI
COUNTY OF DESOTO

17th Personally appeared before me, the undersigned authority in and for the said county and state, on this the day of April, 1998, within my jurisdiction, the within named PATSY CAREY F/K/A PATSY BRYANT HAGAN, who acknowledged that she executed the above and foregoing instrument.



NOTARY PUBLIC



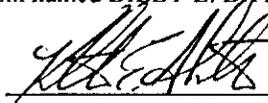
My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)

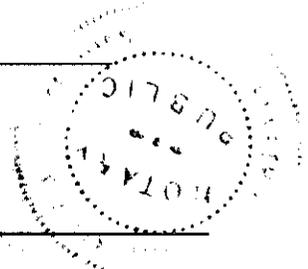
STATE OF MISSISSIPPI
COUNTY OF DESOTO

17th Personally appeared before me, the undersigned authority in and for the said county and state, on this the day of April, 1998, within my jurisdiction, the within named BILLY E. BRYANT, JR., who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC

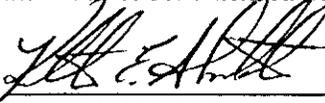
My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)



STATE OF MISSISSIPPI
COUNTY OF DESOTO

17th Personally appeared before me, the undersigned authority in and for the said county and state, on this the day of April, 1998, within my jurisdiction, the within named FRANKIE R. BRYANT, who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)



GRANTORS' ADDRESS:
2878 Scott Road
Hernando, MS 38632
RES. TEL.: 601/429-6609
BUS. TEL.: N/A

GRANTEES' ADDRESS:
185 W. Center Street
Hernando, MS 38632
RES. TEL.: 601/429-6108
BUS. TEL.: N/A

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
601-429-3469

97098