

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00 cash in hand paid and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, PEGGY ANN BRAUNER, GRANTOR, does hereby grant, bargain, sell, quitclaim, and convey unto GERALDINE A. BRAUNER and PEGGY ANN BRAUNER, as joint tenants with full rights of survivorship and not as tenants in common, GRANTEES, the following described property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Begin at the S. E. Corner of the Ison Flynn Land which was bought from W. F. Taylor and M. F. Embrey by Warranty Deed recorded in Deed Book 12, Page 392, in the Chancery Clerk's Office in DeSoto County, Mississippi, running thence W. 314 feet to the Lakeview Road; running thence N. 160 feet to a point; running thence East 114 feet to a point; running N. 50 feet to a point; running thence E. 210 feet to the E. boundary line of said Ison Flynn land; running thence S. 210 feet to the beginning; all in the S. W. corner of Section 14, Township 1, Range 9, DeSoto County, Mississippi, according to the survey of M. B. Dabney of Hernando, Mississippi. LESS accepted land sold by Ike Brodnax, et ux, to Robert Herman Tomlinson as shown in Deed Book 43, Page 189 and described as follows: Beginning at the S. E. corner of the Ison Flynn tract running W. 314 feet to the W. boundary line of Lakeview Road; thence N. 104 feet to a point; thence E. 314 feet to a point; thence S. 104 feet to the point of beginning, containing 3/4 of an acre and being the same property conveyed by Warranty Deed recorded in Deed Book 12, Page 392, in said Chancery Clerk's Office and further being the land described and conveyed in Warranty Deed recorded in Deed Book 47, Page 201, in said Chancery Clerk's Office. Said property being the same property conveyed to Harold Smith and wife, Troy Ladurma Smith, by Warranty Deed recorded in Book 153, Page 249, in said Clerk's office.

Indexing Instructions: Part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 1, Range 9, DeSoto County, Mississippi.

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STATE MS. - DESOTO CO.
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BK 332 PG 702
W.E. DAVIS CH. CLK.

This conveyance is made subject to all building restrictions, restrictive covenants, and easements of record.

TO HAVE AND TO HOLD the above quitclaimed premises, together with all and singular the hereditaments and appurtenances thereunder belonging or in any wise appertaining to said Grantees, their heirs and assigns, forever.

The Grantor and Grantees recognize that the deficiencies, if any, will not be waived by this Quitclaim Deed.

No Title Search was requested by Grantor or Grantees on the above described property and none was done.

WITNESS the signature of the said Grantor this the 4th day of May, 1998.

Peggy Ann Brawner
PEGGY ANN BRAWNER

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named PEGGY ANN BRAWNER, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 4th day of May, 1998.

My Commission expires:
November 27, 1999

Arthur E. Huggins
Notary Public

Grantor's Address:
9036 Old Highway 61, Walls, MS 38680
Home No. 601-781-2304 Business No. None
Grantee's Address:
Same
Home No. Same Business No. Same

This instrument prepared by:
Arthur E. Huggins, Attorney
P. O. Box 8
Southaven, MS 38671
601-342-1616