

STATE MS.-DE SOTO CO.
FILED

MAY 26 4 08 PM '98

BK 333 PG 722
W.E. DAVIS CH. CLK.

BETTY B. GUESS, GRANTOR

TO

WARRANTY DEED

TRUSTEES OF THE WEST OAK GROVE CHURCH OF CHRIST, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, BETTY B. GUESS, hereby sells, conveys, and warrants unto the Grantee, TRUSTEES OF THE WEST OAK GROVE CHURCH OF CHRIST, the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION OF SURVEYED
22.35 ACRES, DONE BY DANNY S. RUTHERFORD, R.L.S.,
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS
OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 8 WEST,
DESOTO COUNTY, MISSISSIPPI.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for 1998 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession will be given upon delivery of this deed. Title to this property is also subject to rights of way to Mississippi Power & Light recorded in Deed Books 25, page 501; 25, page 628; 41, page 518; 46, page 157; 46, page 546; 46, page 547, and 202, page 168, all in the Chancery Clerk's Office, DeSoto County, Mississippi. Title to this property is also subject to an easement to AT&T recorded in Deed book 33, page 476; and also Deed book 33, page 515, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Title to this property is subject to State of Mississippi Highway Commission billboard restrictions as shown in Deed Book 24, page 316 and Deed Book 26, page 308, in the office of the Chancery Clerk of DeSoto County, Mississippi and right of way to Highway 51 to the State of Mississippi.

Title to this property is subject to an easement to Cane-Mussacuna Creek Drainage District as shown on the plat attached hereto and as recorded in Deed Book 60, page 51, in the office of the Chancery Clerk of DeSoto County, Mississippi.

EXECUTED this the 22nd day of May, 1998.

Betty B. Guess
BETTY B. GUESS, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named BETTY B. GUESS, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 22nd day of May, 1998.

Donna E. Sowell
NOTARY PUBLIC

MY COMMISSION EXPIRES:

June 2, 2000

GRANTOR'S ADDRESS: 408 CR 102 Oxford, MS 38655

Home #: (601) 234-4064 Bus. # () N/A

GRANTEE'S ADDRESS: 621 West Oak Grove Hernando, MS 38632

Home #: () N/A Bus. #: () 429-7266

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(601) 429-5277
(901) 521-9292



DESCRIPTION

Part of the Northeast and Southeast Quarters of Section 24, Township 3 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows to-wit:

Beginning at a steel fence rail on the west right-of-way line of U.S. Highway 51 (100-foot wide) a distance of 2712.67 feet north of and 375.90 feet west of a point commonly occupied as the southeast corner of said Section 24; thence run South 65°29'45" West a distance of 86.19 feet to a steel fence rail; thence run South 47°14'20" West a distance of 146.63 feet to a steel fence rail; thence run South 76°34'53" West a distance of 300.74 feet to a steel fence rail; thence run North 84°51'04" West a distance of 194.59 feet to a steel fence rail; thence run North 84°51'04" West a distance of 183.59 feet to a steel fence rail; thence run South 05°12'44" West a distance of 139.91 feet to a steel fence rail on the north line of the Walter Huffman, et ux, property; thence run South 74°20'07" West a distance of 993.73 feet along said Huffman north line on the east and the north line of District 5 Board of Supervisors' property on the west to a point; thence run South 77°54'47" West a distance of 245.87 feet along said Board of Supervisors' north line to the southeast corner of City of Hernando property, said point being on the centerline of Muscoucuna Creek; thence run North 51°29'03" East a distance of 315.53 feet along the east line of said City property and creek centerline to a point; thence run North 36°52'57" East a distance of 422.53 feet along said City east line and creek centerline to the northeast corner of said City property; thence run the following coils along said centerline of Muscoucuna Creek to a point on said west right-of-way line of U.S. Highway 51:

- North 51°29'03" East 315.53 feet
- North 36°52'57" East 422.53 feet
- North 71°21'46" East 86.87 feet
- South 89°53'03" East 120.30 feet
- North 50°36'41" East 140.51 feet
- North 74°22'18" East 102.32 feet
- South 16°24'15" East 47.86 feet
- North 49°10'28" East 255.08 feet
- North 85°16'10" East 71.73 feet
- North 60°28'43" East 163.30 feet
- North 44°14'48" East 179.91 feet
- South 84°19'12" East 58.42 feet
- North 47°13'51" East 89.28 feet
- North 58°29'28" East 191.15 feet

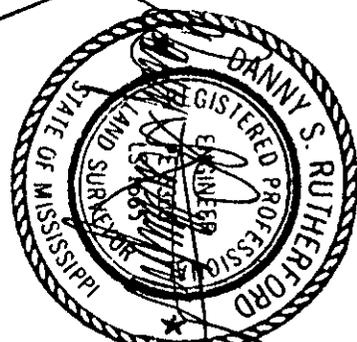
Thence run southeasterly a distance of 654.22 feet along a curve to the right (Radius = 5450.00 feet, Chord = South 23°31'51" East 653.82 feet) to the Point of Beginning and containing 22.35 acres, more or less. Bearings are based on true north as determined by solar observations. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated March 4, 1998.

City of Hernando
D.Bk. 195, P. 82

Dist. 5 Board of Supervisors
D.Bk. 111, P. 490

Walter Huffman, et ux
D.Bk. 182, P. 268

Charles L. Medina
D.Bk. 56, P. 115



Revised: MAY 13, 1998
MARCH 4, 1998



NOTES

The herein shown property is part of that same property conveyed by Julia B. Reedy to Betty B. Coates on November 11, 1987, and recorded in Deed Book 200 on Page 378 of the Chancery Records of DeSoto County, Mississippi.

This is a Class "C" Survey.

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 280033C0150 D, dated May 3, 1990, the herein shown property is not in a flood hazard zone.

PLAT OF SURVEY OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI

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