

STATE MS. - DESOTO CO.

JUN 26 10 00 AM '98

BK 335 PG 424  
W.E. DAVIS C.L.R.

BILLY R. PHILLIPS AND WIFE, LINDA S. PHILLIPS  
AND JAMES E. PHILLIPS, GRANTORS

TO

WARRANTY DEED

JERRY D. EDWARDS, GRANTEEES

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 Grantors, BILLY R. PHILLIPS and WIFE, LINDA S. PHILLIPS and JAMES E. PHILLIPS, hereby sell, convey, and warrant unto the Grantees, JERRY D. EDWARDS, the land in DeSoto County, Mississippi, being more particularly described as follows:

Part of the Southwest Quarter of Section 29, Township 3 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Southwest Quarter; thence South 00 degrees 05 minutes 46 seconds east along the east line of said southwest quarter a distance of 746.54 feet to the point of beginning; thence south 00 degrees 05 minutes 46 seconds east a distance of 432.12 feet; thence north 30 degrees 23 minutes 41 seconds west a distance of 500.83 feet; thence north 89 degrees 53 minutes 41 seconds east a distance of 252.60 feet to the point of beginning and containing 1.25 acres, more or less, as per survey of Newton E. Land, PLS of Land Surveying Company dated December 30, 1997, and as per attached survey shown as Exhibit A.

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; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. Taxes for 1998 shall be paid by the Grantor and taxes for 1999 shall be paid by Grantee. Possession is to be given upon delivery of this Deed.

Grantor and Grantee agree with the conveyance of this deed that Grantee does not have the right to go onto or use Grantor's Lake, except as to that portion of the lake that

actually lies within the above metes and bounds description of Grantee's 1.25 acre tract. Grantor built the lake and it is not a part of the adjoining property owners land except as specifically lying within the metes and bounds of the above described property.

EXECUTED this the 25th day of June, 1998.

*Billy R. Phillips*  
BILLY R. PHILLIPS  
*Linda S. Phillips*  
LINDA S. PHILLIPS  
*James E. Phillips*  
JAMES E. PHILLIPS, GRANTORS

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 BILLY R. PHILLIPS and Wife, LINDA S. PHILLIPS, and JAMES E. PHILLIPS, 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 25<sup>th</sup> day of June, 1998.

*Donna E. Howell*  
NOTARY PUBLIC



My Commission Expires:

June 12, 2000

GRANTOR'S ADDRESS:

4514 Med. grade, Hernando, MS 38632  
Home #: 601-429-5346 Bus #: 901-774-7680

GRANTEE'S ADDRESS:

1380 Forest Lane Cove, Hernando, MS 38632  
Home #: 429-1408 Bus #: 901-345-6000

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

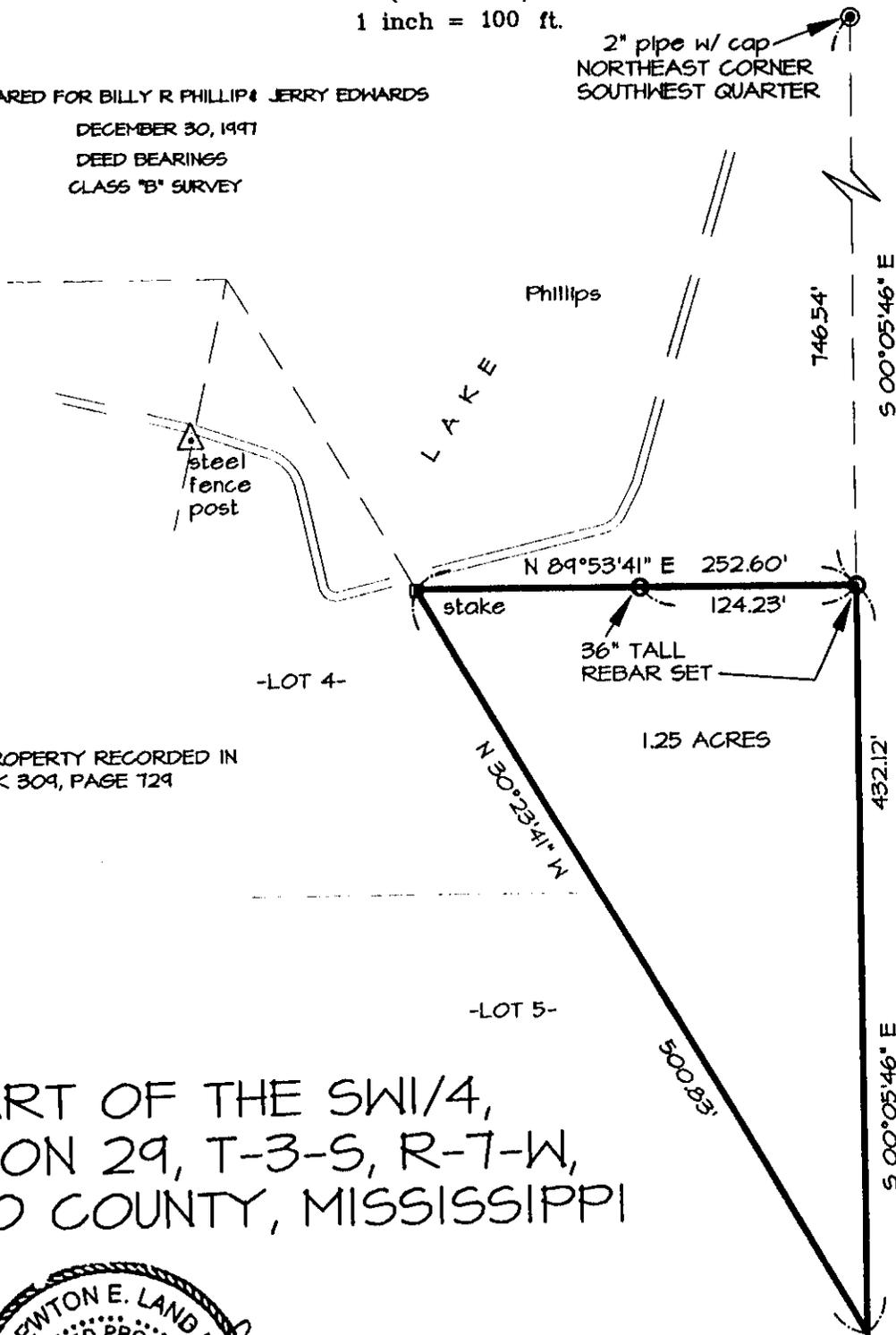
PREPARED FOR BILLY R PHILLIP & JERRY EDWARDS

DECEMBER 30, 1997

DEED BEARINGS

CLASS "B" SURVEY

2" pipe w/ cap  
NORTHEAST CORNER  
SOUTHWEST QUARTER



PART OF PROPERTY RECORDED IN  
DEED BOOK 309, PAGE 129

PART OF THE SW1/4,  
SECTION 29, T-3-S, R-7-W,  
DESOTO COUNTY, MISSISSIPPI



Land Surveying Company  
178 HARRIS ROAD  
COLDWATER, MISSISSIPPI 38618  
601-233-2475