

JUL 1 2 48 PM '98

BK 335 PG 683
W.E. DAVIS CH. CLK.

Prepared by and Return to:
Jeff S. McCaskill - Attorney
919 Ferncliff Cove, Suite 1
Southaven, MS 38671
(601) 393-8542 98-378

JOHN E. SARTAIN and STEVEN JAY SARTAIN,
GRANTORS,

TO: QUITCLAIM DEED

HAL W. GUTHRIE and CARL R. CARTER and LARRY CHRESTMAN,
GRANTEES.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, I, JOHN E. SARTAIN and STEVEN JAY SARTAIN, Grantors, do hereby grant, bargain, sell, quitclaim and convey unto HAL W. GUTHRIE and CARL R. CARTER and LARRY CHRESTMAN, Grantees, the following described property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the intersection of the west right of way line of U.S. Highway 51 (100 feet wide) with the south right of way line of Nail Road (80 feet wide); thence South 83 degrees 01 minutes 00 seconds West 1265.01 feet to a 1/2" rebar found at the northwest corner of the City of Horn Lake tract; thence South 06 degrees 21 minutes 05 seconds East 167.91 feet to a 3/8" rebar found at the southwest corner of said tract also being the true point of beginning of the herein described tract; thence along the south line of the said tract North 84 degrees 06 minutes 42 seconds East 73.50 feet to a 1/2" rebar set on the south line of said tract; thence along a west line of the John E. Sartain tract (Deed Book 299, Page 192) South 02 degrees 45 minutes 10 seconds East 461.11 feet to a 1/2" rebar set on the north line of Section "A" River Oaks Subdivision (Plat Book 54, Page 38); thence South 85 degrees 00 minutes 26 seconds west 42.97 feet to point on the north line of Lot #30 of said subdivision; thence North 06 degrees 33 minutes 00 seconds west 459.78 feet to the point of beginning of the herein described tract, containing 0.62, more or less acres (26,796 more less, square feet) of land being subject to all codes, regulations and revisions, subdivision covenants, easements, and rights of way of record.

Indexing Instructions: Northwest Quarter of the Northwest Quarter of Section 2, Township 2 South, Range 8 West, DeSoto County, Mississippi.

This conveyance is made subject to right-of-ways and easements of record 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 restrictive covenants of record.

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

WITNESS the signature of the said Grantors, on this the 25 day of June, 1998.

John E. Sartain
JOHN E. SARTAIN
Steven Jay Sartain
STEVEN JAY SARTAIN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

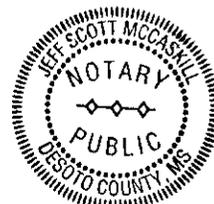
PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named John E. Sartain and Steven Jay Sartain who acknowledged that they signed and delivered the above and foregoing instrument as their free act and deed, on the day and year therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 25th day of JUNE, 1998.

Jeff S. McCaskill
Notary Public

My Commission Expires:

Grantor's Address: 2005 Goodman Rd. W Horn Lake, MS 38637
Grantor's Phone Nos: Work: 393-7569 Home: N/A
Grantee's Address: 290 Goodman Rd. E. Southaven, MS 38671
Grantee's Phone Nos: Work: ~~393-8542~~ Home: 349-9720
349-9720



MY COMMISSION EXPIRES:
AUGUST 22, 2001