

JUL 7 8 35 AM '98

Prepared By:  
Lamar, & Hannaford, P.A.  
214 South Ward Street  
Senatobia, Mississippi 38668  
Phone: 601-562-6537

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BK 336 PG 24  
W.E. DAVIS CLK.**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, full receipt and sufficiency of all of which are hereby acknowledged, WE, NATHAN DAVIS AND WIFE AILEEN DAVIS do hereby SELL, CONVEY, AND WARRANT unto RICKEY MATTHEWS, the following described real property located and situated in Desoto County, Mississippi, and more particularly described as follows, to-wit:

Tract 1 of the Abram Tract as surveyed by Joe Frank Lauderdale, P.E. dated January 24, 1986, containing 5.22 acres in the Southeast Quarter of Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi.

Beginning at the Southwest Corner of the Southeast Quarter of Section 6, Township 2 South, Range 7 West; thence North 40 feet along the West line of said Quarter Section to a point; thence East 1,329.0 feet along the North right of way of Church Road (80 feet wide) to the Southeast Corner of Tract 3 of a 34.63 acre parcel of the Abram Estate; thence North 0°12'14" West 1,003.55 feet along the East line of Tract 3 to the Northwest Corner of an existing 5.0 acre lot and the Point of Beginning of the following Tract 1; thence North 0°12'14" West 283.05 feet to the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Section; thence North 89°47' East 338.71 feet along the North line of said Quarter Section to a point; thence South 0°12' East 1,296.84 feet to a point in the North right of way of said road; thence North 88°29' West 130.0 feet along said right of way to a point in the East line of an existing 5.0 acre lot; thence North 0°12' West 1,009.86 feet to the Northeast Corner of said 5.0 acre lot; thence South 89°47' West 208.71 feet to the Point of Beginning and containing 5.22 acres, more or less.

There is excepted from the warranty of this deed the 1998 assessments and liens, which attached by operation of law on January 1, 1998; any encroachments or matters which a current and accurate survey of said real property might disclose; any road and/or utility easements or rights-of-way lying in, on, over, or across said real property; and the zoning and/or subdivision ordinances and/or regulations of Desoto County, Mississippi. Also excepted from the warranty of this deed are any oil, gas or other minerals or mineral rights which may have been conveyed, retained or reserved by any of the predecessors in title.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on a basis of an actual proration.

WITNESS OUR SIGNATURE on this the 29<sup>th</sup> day of June, 1998.

Nathan Davis  
NATHAN DAVIS

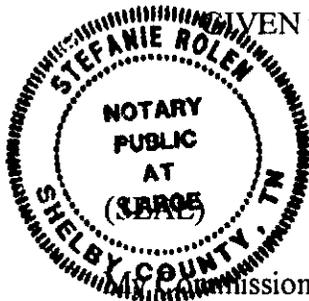
Aileen Davis  
AILEEN DAVIS

STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, NATHAN DAVIS AND AILEEN DAVIS, who did acknowledge to me that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the 29<sup>th</sup> of June, 1998.



Stephanie Rolan  
NOTARY PUBLIC

My Commission Expires:  
July 25, 2000

GRANTORS ADDRESS & PHONE:

1670 Chelsea  
Memphis, TN 38108  
PHONE: 901/274-7303 Work  
901/429-2817 Home  
SS# 431-80-8343 His  
421-64-8046 Her

GRANTEES ADDRESS & PHONE:

1340 Gwen Rd.  
Senatobia, MS 38668  
PHONE: 601/429-2200 Work  
601-/562-6195 Home  
SS# 426-27-4612