

BK0337PG0216

STATE MS.-DE SOTO CO.

WARRANTY DEED

JUL 29 3 27 PM '98

BK 337 PG 216  
W.E. DAVIS CH. CLK.

Prepared by and return to:

Joseph M. Sparkman, Jr.  
Attorney at Law  
Post Office Box 266  
Southaven, MS 38671-0266  
601 349-6900

Patsy Evans Luttrell, a Single Person  
GRANTOR

to:

Charles B. Owens and wife, Melody Ann Owens  
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 of which is hereby acknowledged, Patsy Evans Luttrell, a Single Person does hereby sell, convey, and warrant unto Charles B. Owens and wife, Melody Ann Owens, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

Part of the Northeast quarter of Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi described as follows:

Beginning at the intersection of the South right of way of Holly Springs Road and the West line of said Northeast quarter of Section 20, Township 3 South, Range 7 West; thence North 84 degrees 44 minutes East along the South right of way of said road 225.0 feet to an iron pin; thence South 4 degrees 45 minutes East 580.0 feet to an iron pin; thence South 84 degrees 44 minutes West 225.0 feet to a point in the West line of said quarter Section; thence North 4 degrees 45 minutes West along the West quarter Section line, 580.0 feet to the point of beginning, and containing 3.0 acres, more or less. All bearing are magnetic.

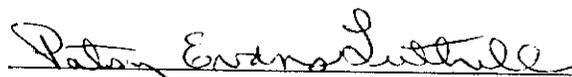
INDEXING INSTRUCTIONS:

The Northeast Quarter of Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Taxes for the year 1998 are to be paid by Grantees and possession is to be given with receipt of Deed.

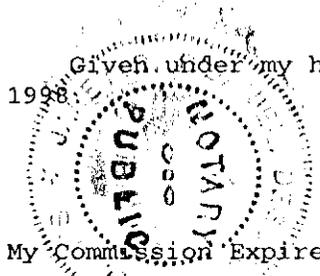
WITNESS the signature of the Grantors, this the 27th day of July 1998.

  
Patsy Evans Luttrell

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Patsy Evans Luttrell, a Single Person, who acknowledge that she executed and delivered the above foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 27th day of July, 1998



*Just R. O'Neil*  
Notary Public

My Commission Expires:

4/27/99

GRANTOR'S ADDRESS:

336 Hex Cv.  
SOUTHAVEN MS 38671

Work Phone #: 601 349-2011  
Home Phone #: 601 349-6345

GRANTEE'S ADDRESS:

1545 Holly Springs Road  
Hernando, Mississippi 38632

Work Phone #: 601 280-7075  
Home Phone #: 601 429-5089