

BK0339PG0191

STATE MS.-DESOTO CO.
FILED

WALKER, BROWN & BROWN, P.A.
ATTORNEYS AT LAW
P. O. BOX 276
HERNANDO, MS 38632-0276

SEP 3 3 46 PM '98

William W. "Billy" Baker,
Mary Louise Baker Hopper, and
Lynn W. "Buddy" Baker, Jr.

BK 339 PG 191
W.E. DAVIS CH. CLK.

GRANTORS

to

WARRANTY DEED

Barry M. Carter, Sr., and wife
Joletta C. Carter

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, William W. "Billy" Baker, Mary Louise Baker Hopper, and Lynn W. "Buddy" Baker, Jr., do hereby grant, bargain, sell, convey and warrant unto Barry M. Carter, Sr., and wife Joletta C. Carter, as tenants by the entirety with full rights of survivorship and not as tenants in common, all of our right, title and interest in and to the property located and situated in DeSoto County, Mississippi, and more particularly described as follows:

One acre, more or less, in the southwest quarter of Section 8, Township 3, Range 8, more particularly described as beginning 80 rods east of the southwest corner of the southwest quarter of said Section 8, Township 3, Range 8; running thence north 6.67 chains; thence west 1.87 chains; thence south 6.67 chains; thence east 1.67 chains to the point of beginning and containing one acre, more or less, and being further described as one acre out of the southeast corner of the 30 acres conveyed by William Allen, et ux to Monroe Allen by warranty deed dated May 3, 1891, recorded in Book 7, page 351 of the deed records of DeSoto County, Mississippi subject to a perpetual flowage easement to the United States of America, recorded in Book 30, page 275 and subject to a right of way to the State Highway Commission in Book 4, page 585.

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By way of explanation, the above described land was conveyed to Lynn W. Baker and wife Nellie Frances Baker as tenants by the entirety by the Deed recorded in Book 56, Page 365. Lynn W. Baker died July 4, 1968 leaving his wife, Nellie Frances Baker as surviving tenant by the entirety. Nellie Frances Baker died, November 22, 1997, leaving a Will, recorded in Will Book 23, Page 616, which devised the land to her son, Billy Baker in Trust for the use of her son, Phil Arthur Baker for his life and on his death to the heirs at law of Phil. Phil Arthur Baker died May 7, 1998 having never married and leaving no children or descendants of children. His heirs at law are his brothers, William W. "Billy" Baker and Lynn W. "Buddy" Baker, Jr. and his sister, Mary Louise Baker Hopper, who signed this deed individually as the only heirs at law of Phil Arthur Baker. This Deed is also signed by William W. "Billy" Baker as Testamentary Trustee under the Will of his mother and by William W. "Billy" Baker, as administrator of the Estate of Phil Arthur Baker, deceased, pursuant to Decree of the Chancery Court of DeSoto County, Mississippi in cause no. 98-7-920 dated July 20, 1998.

This conveyance is made subject to all road rights of way, public utility easements, restrictive covenants, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi.

Taxes for the year 1998 will be prorated as of the date of closing. 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. Possession is given with delivery of this deed.

WITNESS OUR SIGNATURES, this the 1st day of ~~August~~, 1998.
September

William W. Baker
William W. "Billy" Baker
Individually

William W. Baker
William W. "Billy" Baker as
Testamentary Trustee

William W. Baker
William W. "Billy" Baker as
Administrator of Estate of Phil
Arthur Baker

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named William W. "Billy" Baker, individually, as Testamentary Trustee, and as Administrator of Estate of Phil Arthur Baker, who acknowledged that he freely and voluntarily signed and delivered the above Warranty Deed on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 1st day of ~~August~~, 1998.
September

Rebecca S. Thompson
Notary Public



My Commission Expires: 4-26-2001

BK0339PG0194

WITNESS MY SIGNATURE this the 20 day of August, 1998.

Mary Louise Baker Hopper
Mary Louise Baker Hopper
Individually

STATE OF Tenn
COUNTY OF shelby

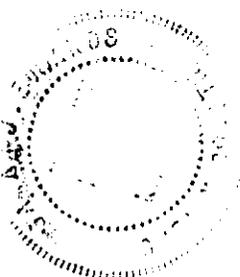
Personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Mary Louise Baker Hopper, who acknowledged that she freely and voluntarily signed and delivered the above Warranty Deed on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 20 day of August, 1998.

Sarah Edwards
Notary Public

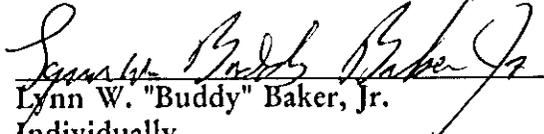
MY COMMISSION EXPIRES APRIL 30, 2002

My Commission Expires: _____



BK0339PG0195

WITNESS MY SIGNATURE this the 24 day of August, 1998.


Lynn W. "Buddy" Baker, Jr.
Individually

STATE OF Arkansas
COUNTY OF White

Personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Lynn W. "Buddy" Baker, Jr., who acknowledged that he freely and voluntarily signed and delivered the above Warranty Deed on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 24th day of August, 1998.


Notary Public

My Commission Expires: Oct. 15, 2006

DENISE SMITH
NOTARY PUBLIC - STATE OF ARKANSAS
MY COMMISSION EXPIRES OCT. 15, 2006
WHITE COUNTY

Grantor Address: 5261 Belmont Road, Hernando, MS 38632
Wk: n/a Hm: 601-429-6288

Grantee Address: 4671 Highway 304 West, Hernando, MS 38632
Wk: n/a Hm: 601-429-7082

THIS DOCUMENT PREPARED BY:
SMITH, PHILLIPS, MITCHELL
SCOTT & RUTHERFORD
P. O. Box 346
Hernando, MS 38632
601-429-5041