

BK0339PG0335

STATE MS.-DESOTO CO.

FILED

RITA MORROW  
AND CORDIE BAPTIST  
(TENANTS IN COMMON)

SEP 8 4 48 PM '98

GRANTORS

BK 339 PG 335  
W.E. DAVIS CH. CLK.

TO

GWENDOLYN BAPTIST HEWLETT  
AND BETTYE BAPTIST WILSON  
(TENANTS IN COMMON)

WARRANTY DEED

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 is hereby acknowledged, we, Rita Morrow and Cordie Baptist, do hereby convey and warrant unto Gwendolyn Baptist Hewlett and Bettye Baptist Wilson, as tenants in common, the following described land, together with all improvements thereon, located and situated in the City of Southaven, DeSoto County, Mississippi, to-wit:

Tracts 1 and 2 of land located in the northeast quarter of the Northwest Quarter of Section Eight (8), Township Two (2) South, Range Seven (7) West, DeSoto County, Mississippi and more particularly described as:

Tract 1, consisting of 0.792 (more or less) acre: Commencing at the northwest corner of said Section 8, thence south 89°30'31" east a distance of 1321.23 feet to a point in the centerline of Church Road (80' wide); thence south 02°19'35" west a distance of 40.05 feet to a 3/8" rebar on the south line of said Church Road being point of beginning; thence north 89°28'25" east along said south line a distance of 127.19 feet to the west right of way of Davis Road (80' wide); thence south 06°42'14" west along said west line a distance of 73.82 feet; thence continuing in a southerly direction along said west line with a curve to the right having a radius of 494.39 feet, an arc distance of 106.81, and a delta angle of 12°22'43"; thence south 19°04'58" west along said west line a distance of 152.07 feet; thence continuing along said west line with a curve to the left having a radius of 1353.43 feet, an arc length of 45.29 feet, and a delta angle of 01°55'03" to a 3/8" rebar, thence north 87°42'04" west a distance of 45.68 feet to a 2" pipe found; thence north 02°19'33" east a distance of 361.28 feet to the point of beginning being subject to all easements and rights of way on record.

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Tract 2, consisting of 1.652 (more or less) acres: Commencing at the northwest corner of said Section 8, thence south 89°30'31" east a distance of 1321.23 feet to a point in the centerline of Church Road (80' wide); thence south 02°19'35" west a distance of 40.05 feet to a 3/8" rebar on the south line of said Church Road; thence 89°28'35" east along said south line a distance of 207.85 feet to the point of beginning; thence north 89°28'25" east along said south line a distance of 161.73 feet to a 3/8" rebar set on the west line of New Hope Baptist Church; thence south 02°11'36" west along said west line a distance of 379.50 feet to an axle spring; thence north 87°42'04" west a distance of 241.35 feet to the east right of way of Davis Road (80' wide); thence in a northerly direction with a curve to the right having a radius of 1273.43 feet, an arc length of 21.33 feet, and a delta angle of 0° 57'35"; thence north 19°04'58" east along said east line a distance of 152.07 feet; thence continuing in a northerly direction along said east line with a curve to the left having a radius of 574.39 feet, an arc distance of 124.10, and a delta angle of 12°22'43"; thence north 06°42'14" east along said east line a distance of 83.97 feet to the point of beginning subject to all easements and rights of way on record.

The above described conveyance is subject to the Zoning Ordinance and Building Code Regulations of the City of Southaven, and easements for public streets and utilities.

Ad valorem taxes for 1998 are to be prorated as of the date of this instrument.

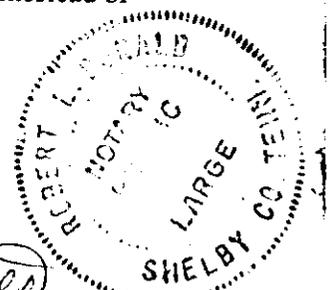
No part of the above described land and property constitutes any part of the homestead of any person.

WITNESS MY SIGNATURE this the 27th day of August, 1998.

Cordie Baptist  
CORDIE BAPTIST

State of TN.  
Co. of Shelby

Robert Donald



My Commission Expires Nov. 29, 1998

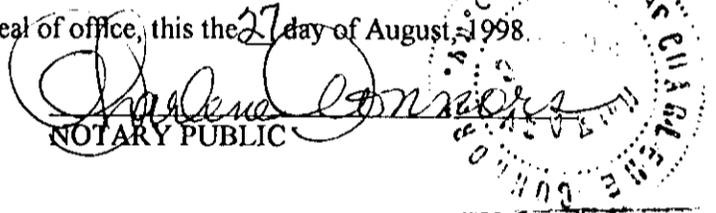
Rita Morrow  
RITA MORROW  
Jefferson  
COUNTY OF DESSOTO

Personally appeared before me, the undersigned authority in and for the County and State aforesaid, duly qualified, commissioned and acting, the within named Rita Morrow

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who acknowledged to me that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, for the purposes therein stated, as her free and voluntary act and deed.

Given under my hand and official seal of office, this the 27 day of August, 1998.



My commission expires:

10/18/99

THE STATE OF MISSISSIPPI  
DESOTO COUNTY

I certify that this instrument was filed for record at \_\_\_ o'clock \_\_m., on the \_\_\_ day of August, 1998 and that same has been duly recorded in Record Book No. \_\_\_\_, Page No. \_\_\_\_. Witness my hand and the seal of the Chancery Court of said County, this \_\_\_ day of August, 1998.

Chancery Clerk

By \_\_\_\_\_

Deputy Clerk

Prepared by: Atty Gwendolyn Suptist Hewlett  
5266 Elmore Rd  
Southaven, MS 38671  
Ph 349-9179

Grantor Address/Phone: 1520 Webash, Memphis, TN / 396-6669 (wk N/A)  
Grantee Address/Phone: 5266 Elmore Rd, Southaven, MS / 349-9179 (wk same)