

BK0346PG0238

STATE MS.-DESOTO CO.
FILED

[Signature] JAN 19 2 23 PM '99

SPECIAL WARRANTY DEED

[Signature] BK 346 PG 238
W.E. DAVIS CH. CLK.

THIS SPECIAL WARRANTY DEED made and entered into this day by and between the CITY OF HORN LAKE, MISSISSIPPI, Grantor, and JOHN L. SCOTT, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Nine Thousand Five Hundred and no/100 Dollars (\$9,500.00), cash in hand paid by the Grantee to the Grantor, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby convey and warrant specially, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the City of Horn Lake, County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Part of the Northwest Quarter of Section 2, Township 2 South, Range 8 West, DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Commencing at the intersection of the centerlines of U. S. Highway 51 and Nail Road; thence run South 88 degrees 35' 35" West a distance of 1201.92 feet along said centerline of Nail Road to a point; thence run South 01 degrees 37' 06" East a distance of 40.00 feet to a half-inch steel bar on the south right of way line of said Nail Road, said point being the point of beginning; thence continue South 01 degrees 37' 06" East a distance of 168.00 feet to a half-inch steel bar; thence run South 88 degrees 22' 54" West a distance of 130.00 feet to a half-inch steel bar; thence run North 01 degrees 37' 06" West a distance of 168.00 feet to a half-inch steel bar on said south right of way line of Nail Road; thence run North 88 degrees 22' 54" East a distance of 130.00 feet along said south right of way line to the Point of Beginning and containing 0.50 acres, more or less. Bearings are based on true north as determined by solar observation. LESS AND EXCEPT: A 16.5 foot wide American Telephone and Telegraph buried cable easement being more particularly described as follows, to-wit:

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Commencing at the northeast corner of the above described 0.50 acre tract; thence run South 88 degrees 22' 54" west a distance of 33.82 feet along the north line of said 0.50 acre tract to a point on the east boundary of said easements, said point being the Point of Beginning; thence run South 36 degrees 34' 30" West a distance of 86.22 feet along said east boundary of easement to a point; thence run South 08 degrees 50' 08" West a distance of 102.02 feet along said east boundary of easements to a point on the south line of said 0.50 acre tract; thence run South 88 degrees 22' 54" West a distance of 16.78 feet along said south line of said 0.50 acre lot to a point on the west boundary of said easement; thence run North 08 degrees 50' 08" East a distance of 109.14 feet along said west line of easement to a point; thence run North 36 degrees 34' 30" East a distance of 77.32 feet along said west boundary of easement to a point on said north line of said 0.50 acre tract; thence run North 88 degrees 22' 54" East a distance of 20.99 feet along said north line of said 0.50 acre tract to the point of beginning and containing 0.07 acres, more or less. Bearings are based on true north as determined by solar observation.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following:

- 1) The lien of taxes and/or special assessments for the current year and taxes and/or subsequent assessments for subsequent years.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 19th day of November, 1998, as authorized by Horn Lake Board of Aldermen Order #07-06-98 and # 11-40-98.

CITY OF HORN LAKE, MISSISSIPPI

BY: Mike Thomas
Mayor Mike Thomas

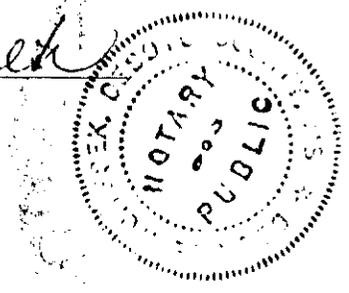
BK 0346 PG 0240

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, MIKE THOMAS, known by me to be the MAYOR, of the City of Horn Lake, Mississippi, who acknowledged that, for and on behalf of said City, and as its act and deed, he signed, executed and delivered the above and foregoing Special Warranty Deed on the day and year therein mentioned, being fully authorized so to do by said City.

GIVEN under my hand and official seal on this the 19 day of Nov., 1998.

Dee Dee Winters
NOTARY PUBLIC



My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 13, 2001

ADDRESS OF GRANTOR:

Horn Lake City Hall
2285 Goodman Road
Horn Lake, Mississippi 38637
(W) - (601) 393-6178
(H) - N/A

ADDRESS OF GRANTEE:

651 Dancy Boulevard, Unit 5
Horn Lake, Mississippi 38637
(W) - (601) 393-9980
(H) - N/A

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P.O. BOX 190
SOUTHAVEN, MS 38671
(601) 349-0664
FILE # 357