

BK0346PG0274

CHARLES TAYLOR REALTY, INC.,

GRANTOR

TO

WARRANTY DEED

JASON D. SIDES AND
WIFE, DONNA L. SIDES,

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Charles Taylor Realty, Inc. A Mississippi Corporation, does hereby sell, convey and warrant unto Jason D. Sides and wife, Donna L. Sides, 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, described as follows, to-wit:

Lot 4A of the Moore Tract containing 3.03 acres in part of Section 16; Township 4 South; Range 8 West; DeSoto County, Mississippi.

Beginning at the northwest corner of Section 16; Township 4 South; Range 8 West; thence east 2711.5 feet along said section line to a point; thence south 288.5 feet to a point in the south right of way of Wheeler Road and the northwest corner of the George Moore tract; thence south 4 degrees 34' east 1042.00 feet along the west line of said Moore tract to the southwest corner of lot 3 of said tract and the point of beginning of the following lot: thence north 87 degrees 27' east 510.46 feet to the southeast corner of said lot 3 and a point in Airport Road; thence south 4 degrees 21' west 200.0 feet along said road to a point; thence south 4 degrees 24' east 55.0 feet along said road to a point; thence south 78 degrees 14' west 251.38 feet to a point; thence north 78 degrees 18' west 239.18 feet to a point in the west line of said Moore tract; thence north 4 degrees 34' east 235.00 feet to the point of beginning and containing 3.03 acres more or less. All bearings are magnetic.

Indexing *Indruct* Northwest ^{Quarter} Corner Section 16, Township 4 South, Range 8 West

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and to all rights of way and easements for public roads and public utilities, Mississippi Health Department regulations; and taxes for the year 1990 to be prorata between the parties and paid by grantee and possession is to be given upon delivery of this deed.

Witness my signature, this the 6th day of April, 1990.

Return To:
Universal Title
3326 Goodman Rd.
Olive Branch, MS 38654
601-348-5545

STATE OF MISSISSIPPI, DE SOTO CO.

JAN 20 10 40 AM '99

CBM
BK 346 PG 274
W.E. DAVIS CH. CLK.

BK0346PG0275

Charles Taylor Realty, Inc.

By: Charles D. Taylor, Sr.
Charles D. Taylor, Sr.
President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, the within named, Charles D. Taylor, Sr., as President of Charles Taylor Realty, Inc., A Mississippi Corporation, who did acknowledge to me that for and on behalf of said Corporation he signed, sealed and delivered the above and foregoing warranty deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes expressed therein, after first being authorized by said Corporation so to do.

Given under my hand and official seal of office, this the 6th day of April, 1990.

Katherine D. Lane
Notary Public

My Commission Expires:
My Commission Expires September 22, 1992

Grantor's address: 16 Caffey Street, Hernando, MS 38632
429-9041; 429-9041

Grantees' address: 8285 Airport Road
Hernando, MS 38632
Lk: None
Rev: None