

## WARRANTY DEED

This deed of conveyance this day made by the undersigned, IRVIN A. ANDREWS AND WIFE, NANCY HAMER ANDREWS, hereinafter referred to as the GRANTORS, and IRVIN A. ANDREWS AND WIFE, NANCY HAMER ANDREWS, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEES, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Description of the Baxter 0.44 acre lot as part of Town Lots 87, 110 and 196, in Section 13; Township 3 South; Range 8 West; City of Hernando in DeSoto County, Mississippi.

Beginning at the Southeast corner of Town of Hernando Lot 110 as shown on the original town map in Section 13; Township 3 South; Range 8 West; thence North 137.5 feet along the West right of way of West Street (40 feet wide) to the Northeast corner of Town Lot 87; thence West 147.0 feet along the South right of way of Center Street to the Northeast corner of the Dr. Mac Baxter house lot; thence South 138.7 feet with an interior angle of 86° 35' to the Southeast corner of said Dr. Baxter lot; thence East 134.0 feet along the North right of way of Losher Street (50 feet wide) to the point of beginning and containing 0.44 acres, more or less.

The foregoing covenant of warranty is made subject to rights  
STATE MS.-DESOTO CO.  
FILED

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BK 347 PG 433  
W.E. DAVIS CH. CLK.

of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show.

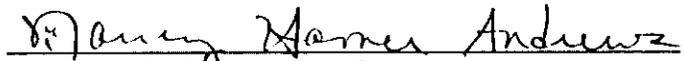
The GRANTEES assume the payment of 1999 city and county ad valorem taxes as well as all taxes and assessments for any subsequent years.

Possession shall be given upon delivery of this deed.

Witness the signature of the GRANTORS on this the 11<sup>th</sup> day of February, 1999.



IRVIN A. ANDREWS

  
NANCY HAMER ANDREWS

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

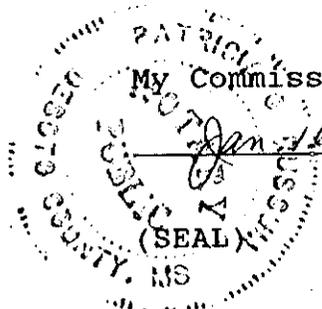
Personally appeared before me, the undersigned authority in and for said county and state, on this the 11<sup>th</sup> day of February, 1999, within my jurisdiction, the within named Irvin A. Andrews and Nancy Hamer Andrews, who acknowledged that they executed the above and foregoing instrument.

*Patricia G. Bussan*

NOTARY PUBLIC

My Commission Expires:

Jan 16, 2003



GRANTORS' AND GRANTEES' ADDRESS:

2557 West Street  
Hernando, MS 38632  
Home Tel. No.: 601-429-7795  
Work Tel. No.: None

Prepared by:

Law Offices of A. Cinclair May  
2565 Caffey Street, Suite 100  
Hernando, MS 38632  
601-429-5038

Indexing Instructions: Record in Lots 87, 110 and 196, City of Hernando