

BK 0349 PG 0148

STATE MS.-DE SOTO CO. *abel*

MAR 22 2 43 PM '99

BK 349 PG 148  
V.E. DAVIS CH. CLK.

# WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned JULIOUS A/K/A JULIUS WASHINGTON AND WIFE, CLARA B. WASHINGTON, hereinafter referred to as the GRANTORS, and KEVIN SIMPSON AND WIFE, ANNETTE SIMPSON, hereinafter referred to as the GRANTEEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, JULIOUS A/K/A JULIUS WASHINGTON AND WIFE, CLARA B. WASHINGTON, the GRANTORS do hereby and by these presents sell, convey, and warrant unto KEVIN SIMPSON AND WIFE, ANNETTE SIMPSON, the GRANTEEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

***SEE ATTACHED EXHIBIT "A"***

The foregoing covenant of warranty is made subject to rights 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 and subject to right-of-way in favor of DeSoto County, Mississippi, found at Deed Book 50, Page 500, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1999 shall be the sole responsibility of the GRANTEEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 19th day of March, 1999.

*Julious A. Washington*  
JULIOUS A/K/A JULIUS WASHINGTON

*Clara B. Washington*  
CLARA B. WASHINGTON

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

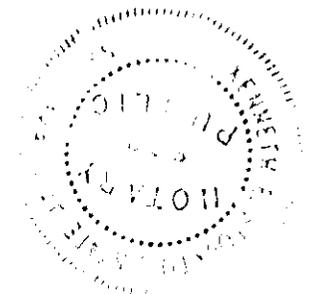
Personally appeared before me, the undersigned authority in and for the said county and state, on this the 19th day of March, 1999, within my jurisdiction, the within named JULIOUS A/K/A JULIUS WASHINGTON AND WIFE, CLARA B. WASHINGTON, who acknowledged that they executed the above and foregoing instrument.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)



GRANTORS' ADDRESS:  
7870 W. Nail Road  
Walls, MS 38680  
RES. TEL.: (601) 781-0595  
BUS. TEL.: N/A

GRANTEES' ADDRESS:  
6285 Scenic Hollow Drive  
Walls, MS 38680  
RES. TEL.: (601) 449-0962  
BUS. TEL.: (901) 481-5436

Prepared by: KENNETH E. STOCKTON  
ATTORNEY AT LAW  
5 WEST COMMERCE STREET  
HERNANDO, MS 38632  
601-429-3469

## EXHIBIT "A"

Tract I

COMMENCING AT THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, SAID POINT BEING THE NORTHEAST OF THE SIMPSON TRACT, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 0° 25' 45" EAST ALONG THE EAST LINE OF THE SIMPSON TRACT, A DISTANCE OF 50.00 FEET; THENCE NORTH 89° 45' 55" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 0° 25' 45" WEST, A DISTANCE OF 50.00 FEET IN THE NORTH LINE OF THE SIMPSON TRACT; THENCE SOUTH 89° 49' 55" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 0.06 ACRES, MORE OR LESS.

Tract II

LEGAL DESCRIPTION OF A 7.01 (MORE OR LESS) ACRE TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, THENCE SOUTH 89° 49' 55" EAST ALONG THE SOUTH LINE OF LOT 17 SCENIC HOLLOW S/D AND THE SOUTH LINE OF McCARSON S/D A DISTANCE OF 679.93 FEET TO A 3/8" REBAR SET; THENCE SOUTH 00° 29' 15" WEST ALONG A OLD BARB WIRE FENCE BEING THE WEST LINE OF THE JONES PROPERTY A DISTANCE OF 445.44 FEET TO A 3/8" REBAR SET; THENCE SOUTH 89° 03' 10" WEST A DISTANCE OF 672.80 FEET TO A 3/8" REBAR SET IN THE SIMPSON EAST LINE; THENCE NORTH 00° 25' 45" WEST ALONG SAID SIMPSON LINE A DISTANCE OF 458.55 FEET TO A 3/8" REBAR BEING THE POINT OF BEGINNING BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY ON RECORD.