

STATE MS.-DESOTO CO.

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Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

BK 354 PG 435
W.F. DAVIS CH. CLK.

EDWARD J. ENGEL, JR., ET UX,	(
	(
Grantors	(
	(
TO	(WARRANTY DEED
	(
THOMAS D. COKER, ET UX,	(
	(
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 all of which is hereby acknowledged, We, EDWARD J. ENGLE, JR., and wife, PAMELA G. ENGEL, do hereby grant, bargain, sell, convey, and warrant to THOMAS D. COKER and wife, DEBRA F. COKER, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described in and by DESCRIPTION attached hereto as EXHIBIT "A" and made a part hereof for all purposes as fully and completely as if copied in words and figures herein.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; and subject to taxes for the year 1999 and all subsequent years.

Taxes for the year 1999 are being pro-rated on an estimated basis as a part of this closing. Grantors shall be liable and responsible to Grantees for any shortage in such pro-rated amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns, shall be liable for the taxes for the year 1999 and all subsequent years.

Possession of said real property shall be given to Grantees upon delivery of this Deed.
Witness our signatures, this the 22nd day of June, 1999.

Edward J. Engel, Jr.
 EDWARD J. ENGEL, JR.
Pamela G. Engel
 PAMELA G. ENGEL

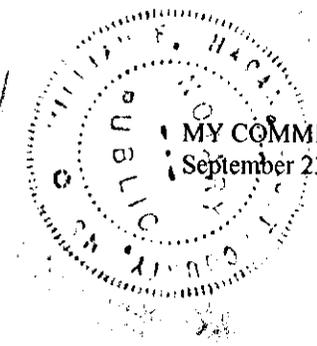
Mr. and Mrs. Edward J. Engel, Jr.
2392 Lyles
Senatobia, ms 38668
Home: (662) 562-5866
Work: (662) 895-8994

Mr. and Mrs. Thomas D. Coker
5755 McCracken Road
Hernando, MS 38632
Home: (601) 393-8186
Work: (401) 765-2595

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named EDWARD J. ENGEL, JR., and wife, PAMELA G. ENGEL, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed, he being first duly authorized so to do.

Given under my hand and official seal of office, this the 22nd day of June, 1999.



William F. Hagan
NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 23, 2000

DESCRIPTION:

Part of the southwest Quarter of Section 32, Township 3, Range 7 described as beginning 727.0 feet west of the northeast corner of the southwest Quarter of Section 32, Township 3, Range 7; thence south 1368.3 feet to an iron pin in the west right of way of a frontage road bordering U.S. Highway Interstate No. 55; thence south 12 degrees east along said right of way of frontage road 196.4 feet to an iron pin; thence north 89 degrees 45 minutes west 210 feet to an iron pin; thence south 12 degrees east 210 feet to an iron pin; thence north 89 degrees 45 minutes west 315 feet to a point; thence north 45 degrees 15 minutes west 470 feet to a point; thence north 87 degrees 45 minutes east 380 feet to a point; thence north 83 degrees 30 minutes east 400.67 feet to the point of beginning and containing 4.45 acres, more or less, all bearings magnetic, and as shown by the survey of J.E. Lauderdale dated August, 1960, and being part of the same land conveyed by Thurman D. Allen, et ux, to A.W. Bouchillon by deed recorded in Book 48, page 440, and to Edward J. Engel, Sr., Et ux, by said A.W. Bouchillon in Book 51, Page 465 as shown of record in the Office of the Chancery Court Clerk of said county.

INDEXING INFORMATION: Being a part of the Southwest Quarter of Section 32, Township 3 South, Range 7 West, DeSoto County, Mississippi.

EXHIBIT "A"

Edward J. Engel, Sr.
Camela E. Engel