

STATE MS.-DESOTO CO.  
FILED

DEC 7 1 24 PM '99

STATE OF MISSISSIPPI

COUNTY OF DESOTO

BK 364 PG 108  
W.E. HENSON, JR.SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **STEFFANIE J. SMITH**, do hereby grant, bargain, sell, convey and specially warrant unto **MICHAEL D. HENSON and NINA C. HENSON**, as joint tenants with full rights of survivorship, and not as tenants in common, that certain parcel of land lying situate in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 17 of Southern Manor, containing 10.01 acres in part of the Northeast Quarter of the Southwest Quarter of Section 7; Township 2 South, Range 8 West; DeSoto County, Mississippi.

BEGINNING at the Southeast Corner of Section 7; Township 2 South, Range 8 West, thence West 3596.70 feet along Austin Road to the Southwest Corner of Southern Manor Subdivision; thence North 1642.0 feet along the West line of said subdivision to a point on the North side of Southern Manor Drive; thence Southeastwardly 108.70 feet along the North right-of-way of said road to the point of beginning of the following Lot 17; thence North 29 degrees 56 minutes East 734.27 feet to a point; thence North 24 degrees 44 minutes East 407.34 feet to a point in the North line of said subdivision tract; thence North 88 degrees 57 minutes East 273.0 feet to the Northeast Corner of said subdivision tract; thence South 2 degrees 21 minutes East 614.0 feet along the East line of said subdivision tract to the Northeast Corner of Lot 16; thence South 57 degrees 25 minutes West 913.51 feet along the North line of Lot 16 to a point in the North right of way of Southern Manor Drive (50 feet wide); thence North 29 degrees 40 minutes West 39.65 feet to a point; thence Northwestwardly 78.80 feet along a curve in said road right-of-way (said Curve has a D=70 degrees 47', R=151.11, T=107.35') to the point of beginning and containing 10.01 acres, more or less. All bearings are magnetic.

It is intended to convey hereby the same real property described and set out and shown in that certain instrument found among the land records of Lafayette County, Mississippi, in Deed Book 340, at Page 390, reference to which is hereby made.

Ad Valorem taxes for calendar year 1999 shall be assumed by the Grantee as of the execution date hereof.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

Possession to take place upon closing.

This conveyance is subject to that certain Deed of Trust executed by Magnolia Homebuilders, Inc., herein in favor of Union Planters Bank.

WITNESS MY SIGNATURE on this, the 12<sup>th</sup> day of November, 1999.

*Steffanie J. Smith*  
STEFFANIE J. SMITH

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named STEFFANIE J. SMITH, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this, the 12 day of November, 1999.

*Allison Brown Crawford*  
NOTARY PUBLIC

My Commission Expires:  
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: April 23, 2000  
BONDED THRU NOTARY PUBLIC EMPLOYERS.



ADDRESSES:

GRANTOR:  
3729 Lyles Drive  
Oxford, MS 38655  
(662) 234-2348 (h)

GRANTEES:  
4330 Southern Manor Drive  
Lake Cormacant MS 38641  
(662) 781-0405 (h)

This instrument prepared without benefit of title examination at the request of the parties by:

Bela J Chain III, Lawyer

Miss. State Bar No. 08666  
P. O. Box 913, 603 South Lamar  
Oxford, Mississippi 38655

(662) 234-1667