

BK 0367 PG 0248

ROW005A

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04-08-99d yh

Melton M. Gardner, Jr., et ux STATE MS.-DESO TO CO.

Nina J. Gardner

037-0-00-W

FILED  
FEB 10 12 47 PM '00

Do not record above this line

WARRANTY DEED

BK 307 PG 248  
W.F. BAKER, CLERK

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of Two Hundred and Twenty  
Thousands Dollars and — No/100 Dollars (\$220,000.<sup>00</sup>/<sub>100</sub>)

the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following described land:

INDEXING INSTRUCTIONS: Lot 19, Green T Lake Subdivision, Section B, as recorded in Plat Book 16, Pages 29-32, Chancery Clerk's Office of Desoto County, Mississippi, Section 1, Township 3 South, Range 8 West, and Section 6, Township 3 South, Range 7 West, and Section 36, Township 2 South, Range 8 West, and Section 31, Township 2 South, Range 7 West

Begin at the point of intersection of a Northern line of grantors property with the present Northeastern right-of-way line of Interstate Highway No.55 as shown on the plans for State Project No. 94-0029-02-007-10 (102552/001000); from said point of beginning run thence South 86° 39' 48" East along said Northern property line, a distance of 48.813 meters (160.148 feet); thence run North 03° 36' 00" East along said Northern property line, a distance of 6.098 meters (20.006 feet); thence run South 86° 26' 49" East along said Northern property line, a distance of 151.119 meters (495.797 feet) to the Eastern line of grantors property; thence run South 03° 39' 25" West along said Eastern property line, a distance of 103.739 meters (340.351 feet) to the Southern line of

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grantors property; thence run North 87° 46' 01" West along said Southern property line, a distance of 170.694 meters (560.020 feet) to a point on the present Northeastern right-of-way line of Interstate Highway No.55 as shown on the plans for said project; thence run North 12° 27' 41" West along the present Northeastern right-of-way line of Interstate Highway No.55, a distance of 105.482 meters (346.069 feet) to the point of beginning, containing 1.940 hectares (4.794 acres), more or less, and being situated in and a part of Lot 19, Green T Lake Subdivision, Section B, as recorded in Plat Book 16, Pages 29-32, Chancery Clerk's Office of Desoto County, Mississippi, Section 1 Township 3 South, Range 8 West, and Section 6, Township 3 South, Range 7 West, and Section 36, Township 2 South, Range 8 West, and Section 31 Township 2 South, Range 7 West. It is the intention of this instrument to convey all of that certain parcel of land described in the deed recorded in Desoto County, Deed Book 252 at Page 736.

The grantor herein further warrants that the above described property is ~~no~~ <sup>part of his</sup> part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

The grantors herein agree to pay all real property taxes assessed against the above described property for the current year.

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It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signature s the 12<sup>th</sup> Day of

January, A.D., 192000.

James T. Carter - Witness

Melton M. Gardner, Jr.  
Nina J. Gardner

Grantee, Prepared by and return to:  
Miss. Department of Transportation  
Right of Way Division  
P. O. Box 1850  
Jackson, Mississippi 39215-1850  
Phone Number: (601) 359-7559  
Acct. No. 94-0029-02-007-10  
(102552/001000)

Grantor Address:  
Melton M. Gardner, Jr.  
41 Green T Road  
Herndon, MS 38632  
Phone Number: 662-429-1962  
Business No. \_\_\_\_\_

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In the case of proof of execution of the instrument made by a  
subscribing witness:

STATE OF MISSISSIPPI

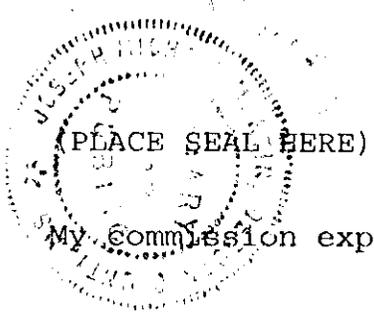
County of Desoto

Personally appeared before me, the undersigned authority, James T. Carter, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, deposes and saith that he saw the within named Melton M. Gardner and Nina J. Gardner, whose names are subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said Melton M. Gardner and Nina J. Gardner on the day and year therein mentioned.

James T. Carter  
Affiant

Sworn to and subscribed before me this the 17<sup>th</sup> day of Jan, A.D., 2001

[Signature]  
Title



My Commission expires \_\_\_\_\_

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: June 11, 2001.  
EJN 20 THE NOTARY PUBLIC UNDERWELLERS