

# WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between  
 Steven Bradley Sullivan and wife, Sonya J. Sullivan, Grantors, and \_\_\_\_\_  
Rita Cunningham, Grantees.

### WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00),  
 cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the  
 receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and  
 warrant, except as hereinafter set forth, unto the Grantee, the following described property, together  
 with the improvements, hereditaments and appurtenances thereunto belonging, located in the  
 County of DESOTO, State of Mississippi, and more particularly described as follows, to-wit:

“See Attached Legal Description”

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple  
 forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

STATE MS.-DESOTO CO.  
 FILED

FEB 25 10 19 AM '00

BK 368 PG 27  
 W.E. DAVIS CH. CLK.

STATE MS.-DESOTO CO.  
 FILED

MAR 4 12 36 PM '99

BK 348 PG 319  
 W.E. DAVIS CH. CLK.

STATE MS.-DESOTO CO.  
 FILED

FEB 19 9 50 AM '99

BK 347 PG 1038  
 W.E. DAVIS CH. CLK.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 17<sup>th</sup> day of February, 1999.

Steven B. Sullivan  
Steven Bradley Sullivan  
Sonya J. Sullivan  
Sonya J. Sullivan

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Steven Bradley Sullivan and wife, Sonya J. Sullivan acknowledged that they signed, executed 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 17<sup>th</sup> day of February, 1999

Virginia Leigh Richards  
NOTARY PUBLIC



(SEAL)

My Commission Expires: 8-8-2000

ADDRESS OF GRANTORS:

917 ROSS RD.  
OLIVE BRANCH MS. 38654

Home: (601) 893-2965

Work: (901) 367-1177

ADDRESS OF GRANTEE:

8940 JONES RD.  
OLIVE BRANCH MS. 38654

Home: 895-8500

Work: 757-1454

PREPARED BY AND RETURN TO:

Charles Abbott  
7203 Goodman Road, Suite 300  
Olive Branch, MS 38654  
601-893-4499

## FREEPORT - MILLER

Steven Bradley Sullivan et ux

A permanent easement for transmission line purposes on, over, and across a parcel of land located in Section 16, Township 2 South, Range 6 West of DeSoto County, State of Mississippi, as shown on sheet 10 of US-TVA drawing LW-8034, Revision 1, the said parcel being more particularly described as follows:

Commencing at the northwest corner of Section 21, Township 2 South, Range 6 West and the northeast corner of Section 20, Township 2 South, Range 6 West; thence S. 0° 38' 25" E., 243 feet along the west line of Section 21 and the east line of Section 20 to a point, said point being in the centerline of the said location at survey station 1033 + 18.00; thence leaving said point and with the centerline of the said location N. 87° 15' 00" E., 4758.67 feet to a point, said point being on the centerline of the said location at survey station 1080 + 76.67, said point being opposite a property corner common to the lands of Steven Bradley Sullivan et ux and John N. Sporup et ux, said property corner being in the south line of Section 16 and the north line of Section 21; thence leaving said point and N. 2° 45' 00" W., 35.20 feet to a point, said point being said property corner, said corner being 35.20 feet left of survey station 1080 + 76.67, said point being the point of beginning.

Thence from the point of beginning and with the west property line of the land of Steven Bradley Sullivan et ux and the east property line of John N. Sporup et ux N. 0° 15' 04" W., 2.30 feet to a point, said point being in the north right-of-way line of the said location; thence leaving said point and with the said right-of-way line N. 87° 15' 00" E., 258.45 feet to a point, said point being in the east property line of the land of Steven Bradley Sullivan et ux and in the west property line of the land of Raymond Mark Bechel et ux; thence leaving said point and with said property line S. 0° 15' 04" E., 13.57 feet to a point, said point being a property corner common to the lands of Steven Bradley Sullivan et ux and Raymond Mark Bechel et ux, said point being on the south line of Section 16 and the north line of Section 21, and being in the north right-of-way line of the land of Desoto County, Mississippi ( Jones Rd.); thence leaving said point and with the south property line of the land of Steven Bradley Sullivan et ux and the section line and north right-of-way line of the land of Desoto County, Mississippi ( Jones Rd.) S. 89° 44' 56" W., 258.20 feet to the point of beginning and containing 0.1 acres, more or less.

The parcel of land described above is lying entirely within the existing Nesbit - Miller - Slayden Transmission Line location as shown on sheet 4 and 5 of US-TVA drawing LW-3746.

The above described parcel of land is lying entirely in the southeast 1/4 of the southeast 1/4 of Section 16, Township 2 South, Range 6 West.

4/13/98  
date received 5/1/98  
date revised 5/11/98

1.51, more or less, acre tract of land being known as Tract No. 9 located in part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being further described by metes and bounds as follows, to-wit:

Begin at an iron stake (set) in the northerly line of Jones Road, said stake being 299.33 feet westwardly from the accepted southeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 16, said stake also being the southwest corner of Tract No. 5; thence South 88 degrees 19 minutes 06 seconds West a distance of 258.20 feet along the northerly line of said Jones Road to an iron stake (set), said stake being the southeast corner of Tract No. 8; thence North 01 degrees 40 minutes 54 seconds West a distance of 254.17 feet along the east line of said Tract No. 8 to an iron stake (set), said stake being the northeast corner of said Tract No. 8 and also being in the south line of Tract No. 4; thence North 88 degrees 19 minutes 06 seconds East a distance of 259.31 feet along the south line of said Tract No. 4 to an iron stake (set), said stake being the northwest corner of said Tract No. 5; thence South 01 degrees 25 minutes 54 seconds East a distance of 254.17 feet along the west line of said Tract No. 5 to the Point of Beginning, and containing 1.51, more or less, acres of land being subject to all codes, regulations and revisions, easements and right-of-ways of record. As shown on plat of survey made by Smith Engineering, Co., Inc., dated September 25, 1991.

Tf

Abi