

BK 0370 PG 0337

STATE MS. - DESOTO CO.
FILED

APR 4 10 54 AM '00

BK 370 PG 337
W.E. DAVIS CH. CLK.

Index Under:

SW ¼ of Section 4 & part of
NW ¼ of Section 9,
Township 3 South,
Range 7 West

DEED OF GIFT

THIS INDENTURE, made and entered into as of the 24th day of March, 2000, by and between SANDARA R. SAWYER, formerly known as Sandara R. Hoover, party of the first part, and CHARLES WINSTON HOOVER IV, party of the second part.

FOR AND IN CONSIDERATION OF love and affection, the said party of the first part, does hereby sell, convey and warrant unto the party of the second part, all of her interest, being an undivided 97%, in and to the following described real estate.

Part of the Southwest Quarter of Section 4, and part of the Northwest Quarter of Section 9, Township 3 South, Range 7 West, DeSoto County, Mississippi and being more particularly described as follows, to wit:

Commencing at a 5/8 - inch steel bar at a point commonly accepted as the northeast corner of said southwest quarter of Section 4; thence run South 89°18'58" West a distance of 548.93 feet along the north line of said quarter section to the northeast corner of the Gerald Ferguson property; thence run South 87°58'17" West a distance of 456.20 feet along said Ferguson north line to a 5/8-inch steel bar at the northwest corner of said Ferguson property; thence run South 00°06'18" West a distance of 2108.12 feet along said Ferguson west line to a steel fence rail and the Point of Beginning; thence continue South 00°06'18" West a distance of 621.10 feet along said Ferguson west line to the southwest corner of said Ferguson property, said point being on the north right-of-way line of Brights Road (50.00 feet wide); thence run South 87°20'08" West a distance of 208.75 feet along said north right-of-way line of Brights Road to a steel fence rail; thence run North 00°06'03" East a distance of 631.17 feet to a steel fence rail; thence run South 89°53'57" East a distance of 208.55 feet to the Point of Beginning and containing 3.00 acres. Bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated January 3, 2000.

Being part of the same property conveyed to Sandara R. Sawyer, formerly Sandara R. Hoover, by Frances D. Robinson by Deeds of Gift recorded in Deed Book 240, Page 481, and Deed Book 241, Page 315, DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, including without limitation, all appurtenant easements and hereditaments thereunto belonging or in otherwise appertaining unto party of the second part, his successors and assigns, in fee simple forever.

Party of the first part does hereby covenant with party of the second part that she is lawfully seized in fee; that she has good right to sell and convey the real estate; that the real estate is unencumbered; and that the title and quiet possession thereto she will warrant and

forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

GEORGE A. SAWYER, husband of Grantor, joins herein for the purpose of conveying any marital rights he might have in said property.

WITNESS the signature of the party of the first part this 24th day of March, 2000.

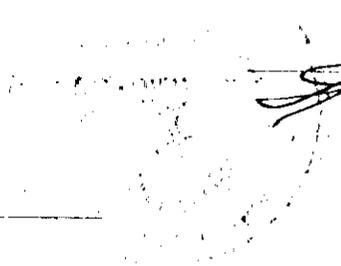
Sandara R. Sawyer
SANDARA R. SAWYER

George A. Sawyer
GEORGE A. SAWYER

STATE OF TENNESSEE
COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for said County and State, the within named SANDARA R. SAWYER and GEORGE A. SAWYER who acknowledged signing and delivering the above and foregoing Deed of Gift on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 24th day of March, 2000.

 *[Signature]*
Notary Public

My Commission Expires:

GRANTOR'S MAILING ADDRESS:

Sandara R. Sawyer
2154 Brights Road
Hernando, MS 38632
Business Phone: none
Home Phone: (601) 449-0302

GRANTEE'S MAILING ADDRESS AND MAIL TAX BILLS TO:

Charles Winston Hoover IV
894 Quail Chase Ln., Collierville, TN 38017
Business Phone: (901) 523-8061
Home Phone: (901) 861-1939

This Instrument Prepared By
And Return To:
W.L. Nichol IV
Evans & Petree
81 Monroe Ave.
Memphis, TN 38103
901 521-4586