

Prepared by and return to:
N. MS Title, Inc.
P.O. Box 609
Olive Branch, MS 38654
(662) 895-4844

BK 0384 PG 0601

STATE MS. - DESOTO CO. P 2
FILED

Dec 21 2 24 PM '00 P 2
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BK 384 PG 601
W.E. KING, JR. CLK.

HUGH H. ARMISTEAD,

GRANTOR,

TO

**WARRANTY DEED
WITH RESERVATION OF EASEMENT**

**MARYANN SUMMERS VIRDEN and
JOHN E. DAVIS**

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **HUGH H. ARMISTEAD**, do hereby sell, convey and warrant unto **MARYANN SUMMERS VIRDEN and JOHN E. DAVIS**, as tenants in common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

A 4.73 acre tract of land being comprised of Lots 1, 2, 3 and part of Lot 4 of MIRROR LAKE SUBDIVISION (PB 1, Pg 2), and the unnumbered triangular lot situated at the Southwest corner of said Lot 4, and the original Lot 60 of Maywood Lake Lots as shown on plat by Ernest J. Ferguson dated July 28, 1937, also known as Lot 60 of SHAHKOKA LAKE SUBDIVISION (PB 1, PGS 10-A and 10-B) and part of surplus area being 0.187 acres situated between said Lot 60 and the Hugh H. Armistead (Tract I) per Deed Book 198, Page 357; all being situated in the Northwest Quarter of Section 28, Township 1, Range 6 West, DeSoto County, Mississippi, and more particularly described in survey of Thomas W. King, Jr., a copy of same being attached hereto as Exhibit "A" and made a part hereof as if fully copied herein.

Grantor herein reserves a 10 foot wide property line maintenance easement, together with reasonable rights of ingress and egress thereto, with said easement being more particularly described in said Exhibit "A".

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivisions; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

Grantor further warrants that the above-described property does not constitute homestead property.

Taxes for the year 2000 are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS MY SIGNATURE, this the 18th day of December, 2000.

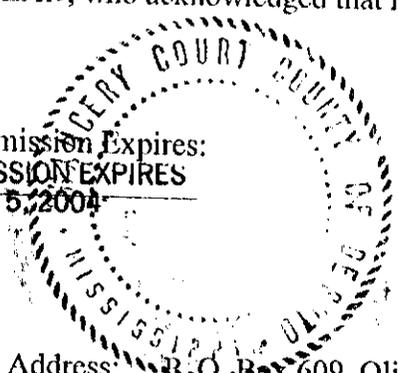

HUGH H. ARMISTEAD

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of December, 2000, within my jurisdiction, the within named HUGH H. ARMISTEAD, who acknowledged that he executed the above and foregoing instrument.

My Commission Expires:
MY COMMISSION EXPIRES
JAN. 5, 2004



W.E. Davis Chancery Clerk
NOTARY PUBLIC

By: Misty J. Heffer D.C.

Grantor's Address: R. Q. Box 609, Olive Branch, MS 38654
Home # (662) 895-2777; Work # (662) 895-4844

Grantees' Address: Virden: 7605 East Shahkoka Drive, Olive Branch, MS 38654
Davis: P.O. Box 158687, Nashville, TN 37215
Virden Home # (662) 895-0823; Davis Home # (615) 385-2532
Virden Work # (901) 291-5246; Davis Work # (615) 641-7000

Thomas W. King, Jr.

Land Surveyor

P. O. Box 289

Victoria, MS 38679

Phone: 662-564-2657 • Fax 662-564-4000



Description of a 4.73 acre tract being comprised of Lots 1, 2, 3, and part of 4 of Mirror Lake Subdivision (PB 1, PG 2), and the unnumbered triangular lot situated at the southwest corner of said lot 4, and original lot 60 of Maywood Lake Lots as shown on plat by Ernest J. Ferguson dated July 28, 1937, also known as lot 60 of Shakhoka lake Subdivision (PB 1, PGS 10-A and 10-B), and part of a Surplus area being 0.187 acres situated between said lot 60 and the Hugh Armistead (Tract 1) per deed book 198, page 357. All being situated in Section 28, T-1-S, R-6-W, Olive Branch, Desoto County, Mississippi, being more particularly described as follows: Beginning at a 1" pipe in concrete (found) at the northeast corner of Original Lot 60 of Maywood Lake Lots as shown on plat by Ernest J. Ferguson dated July 28, 1937, also known as Lot 60 of Shakhoka Lake Subdivision per (PB 1, PGS 10-A and 10-B); Thence S 5°46'04"E along the east line of said lot 60 a distance of 62.44' to a 3/8" rebar with cap (set); Thence S 82°29'52"E 34.30' to a 3/8" rebar with cap (set); Thence S 17°04'24"E 21.80' to a 3/8" rebar with cap (set); Thence S 66°00'15"W 35.00' to a 3/8" rebar with cap (set); Thence S 80°37'04"W 42.66' to a 3/8" rebar with cap (set); Thence S 66°37'04"W 96.91' to a 3/8" rebar with cap (set); Thence S 64°09'22"W 63.10' to a 3/8" rebar with cap (set); Thence S 43°08'44"W 67.23' to a 3/8" rebar with cap (set); Thence S 1°53'15"E 170.17' to a 3/8" rebar with cap (set) 1.0' west of the west line of the Hugh Armistead (Tract 1) per deed book 198, page 357; Thence S 82°18'56"W 22.49' to a 3/8" rebar with cap (set); Thence S 24°16'16"W 17.43' to a point on the east line of Shakhoka Drive; Thence northwardly along the east line of Shakhoka Drive the following courses: N 51°00'00"W 65.20', N 48°45'00"W 204.70', N 34°45'00"W 88.00', N 7°00'00"W 87.50', N 2°15'00"W 90.80', N 18°45'00"E 62.80', N 34°00'00"E 19.96' to a 3/8" rebar with cap (found) with metal "T" post guard at the southwest corner of the Shane Robert Greer and Wife Betty 0.78 acre tract; Thence S 82°39'26"E along the south line of said Greer tract 237.40' to a metal post (found) at the southeast corner of said Greer tract; Thence N 1°50'49"E along the east line of said Greer tract 200.11' to a 3/8" rebar with cap (found) in a fence, said rebar being on the south line of the Charles T. Smith and Wife 1.61 acre tract (DB 121, PG 303); Thence N 76°37'00"E along the south line of said Smith tract 213.44' to an old 1" crimped top pipe (found) at the northeast corner of lot 4 of Mirror Lake Subdivision (PB 1, PG 2); Thence S 5°10'39"E along the east line of said lot 4 a distance of 175.46' to an old 1-1/4" crimped top pipe (found); Thence S 6°28'37"E continuing along said east line of lot 4 a distance of 134.44' to the point of beginning containing 205,994.62 square feet or 4.73 acres.

Subject to The City of Olive Branch and Desoto County Subdivision and Zoning Regulations.

Subject to any easements for utilities.

Description of a 10 foot wide property line maintenance easement, being situated in section 28, T-1-S, R-6-W, Olive Branch, Desoto County, Mississippi, and being more particularly described as follows: Beginning at a 3/8" rebar with cap (set) being S 05d46'04" E 62.44' from the northeast corner of Original Lot 60 of Maywood Lake Lots as shown on plat by Ernest J. Ferguson dated July 28, 1937, also known as Lot 60 of Shakhoka Lake Subdivision (PB 1, PGS 10-A, and 10-B), as measured along the east line of said lot 60; Thence the following courses to 3/8" rebars with caps (set): S 82d29'52" E 34.30', S 17d04'24" E 21.80', S 66d00'15" W 35.00', S 80d37'04" W 42.66', S 66d37'04" W 96.91', S 64d09'22" W 63.10', S 43d08'44" W 67.23', S 01d53'15" E 170.17'; Thence S 82d 18'56" W 10.05' to a point; Thence the following courses: N 01d53'15" W 175.34', N 43d08'44" E 73.23', N 64d09'22" E 65.17', N 66d37'04" E 98.35', N 80d37'04" E 42.60', N 66d00'15" E 24.86', N 17d04'24" W 6.52', N 82d29'52" W 27.88', N 07d30'08" E 10.00' to the point of beginning containing 5,225.52 square feet or 0.12 acres.

