

File No: 01-151
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(662) 393-4450

BK 0387 PG 0795

STATE OF MISSISSIPPI

MAR 2 1 07 PM '01

WARRANTY DEED

BK 387
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795
K

MELISSA PARKER BOYDSTUN FARRELLY ET VIR

GRANTOR(S)

TO

MICHAEL L. MILLER

GRANTEE(S)

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, MELISSA PARKER BOYDSTUN FARRELLY AND HUSBAND, MICHAEL FARRELLY, do hereby sell, convey and warrant unto MICHAEL L. MILLER, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

2.68 more or less acre tract known as Parcel No. 4 of Tom King Survey located in Section 18, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per Deed Book 176, Page 633; Partition Book 116, Pages 6-11, being further described as follows, to-wit:

“As Built” Final Survey of 2.68, more or less, acre tract of land being known as Parcel No. 4 of the Tom King Survey, being located in the Northwest Quarter of Section 18, Township 2 South, Range 7 West, DeSoto County, Mississippi and is further described by metes and bounds as follows:

Begin at an iron stake (set) at the northeast corner of Parcel No. 3 said stake being South 05 degrees, 14 minutes, 50 seconds East 2203.25 feet and North 85 degrees, 29 minutes, 25 seconds East 800 feet from the Northwest corner of the Northwest Quarter of Section 18, Township 2 South, Range 7 West; thence North 85 degrees, 29 minutes, 13 seconds East 266.18 feet along an existing fence line to an iron stake (set) at the northwest corner of Parcel No. 5, thence South 04 degrees, 30 minutes, 23 seconds East 440.14 feet along the westerly line of Parcel No. 5 to an iron stake (found) at the southwest corner of Parcel No. 5 in the southerly line of said Northwest Quarter; thence south 85 degrees, 25 minutes, 20 seconds West 265.00 feet with the southerly line of said Northwest Quarter to an iron stake (found) at the southeast corner of Parcel No. 4; thence North 04 degrees, 39 minutes, 36 seconds West 440.45 feet along the easterly line of Parcel No. 3, to the point of beginning containing 2.68 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 Ben W. Smith dated October 12, 1992 and revised plat of survey made by Ben W. Smith dated October 16, 1992. TOGETHER WITH An ingress/egress easements of 20 feet width, 10 feet either side of the centerline of an existing gravel road running along the north side of the Charles N. Manning, et ux, property as recorded in Deed Book 149, Page 653, of the Chancery Records of DeSoto County, Mississippi. Said centerline of existing gravel road runs generally parallel to the north line of said property and lies south of said North line at distances varying from ten feet to forty feet, more or less, all being in Section 18, Township 2 South, Range 7 West of DeSoto County, Mississippi. By way of explanation, it is the intention to convey by this instrument an easement and rights of way only. The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record; Further Subject to Right of Way and Temporary Construction Easement to City of Southaven by Instrument dated August 10, 1999.

BY WAY OF EXPLANATION Michael Farrelly joins in the execution of this instrument for the sole and only purpose of conveying any and all homestead rights he may now have or hereafter acquire in said property.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given March 31, 2001.

Melissa Parker Boydston Farrelly
MELISSA PARKER BOYDSTUN
FARRELLY

Michael Farrelly
MICHAEL FARRELLY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 28th day of February, 2001 within my jurisdiction, the within named Melissa Parker Boydston Farrelly and Husband, Michael Farrelly, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:
2-24-03

[Signature]
NOTARY PUBLIC

Grantor Address & Phone:

59 College Road
Nesbit, MS 38651
Home: 901-366-6453
Work: N/A

Grantee Address & Phone:*

59 College Road
Nesbit, MS 38651
Home: 662-349-8105
Work: 662-349-2811