

STATE MS.-DESOTO CO. ^(R)
FILED

Nov 27 12 28 PM '01

QUIT CLAIM DEED

BK 404 593
W. T. K.

STATE OF MISSISSIPPI
DESOTO COUNTY

THIS INDENTURE, made and entered into this 26th day of July, 1999, by and between Robert B. Mitchell, Jr. and wife, Margaret P. Mitchell, parties of the first part, and Barry S. Mitchell and wife, Karla N. Mitchell, parties of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell and convey unto the said parties of the second part the following described real estate, situated in the County of DeSoto, State of Mississippi, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being part of the same property conveyed to the Grantor herein by Warranty Deed of record appearing in Book 233, Page 302, in the Register's Office of DeSoto County, Mississippi.

This Deed is subject to easements of record in Book 170, Page 713, and Book 199, Page 12, in said Register's Office, as well as any part underlying Road ROW's, and that part of Davidson Road conveyed by Instrument of record in Book 110, Page 177, in said Register's Office, of DeSoto County, Mississippi.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs and assigns in fee simple forever.

CONSIDERATION for this conveyance is as follows:

Ten Dollars (\$10.00) and other good and valuable consideration.

WITNESS the signatures of the said parties of the first part the day and year first above written.

Robert B. Mitchell, Jr.
Robert B. Mitchell, Jr.

Margaret P. Mitchell
Margaret P. Mitchell

DK0404PG0594

Beginning at the Southwest corner of Section 30, Township 1 South, Range 6 West, DeSoto County, Mississippi, said point being the interesection of the centerlines of Goodman and Davidson Roads; thence North 0° 24' 38.5" East along the West line of Section 30 (centerline of Davidson Road) 1034.27 feet to a point; said point being the point of beginning of the herein described property; thence East 650.77 feet to a point; thence South 89° 49' 39.6" East 313.29 feet to a point; thence South 116.0 feet to a point; thence East 154.22 feet to a point; said point being in the East line of said Youngblood tract; thence North along said line 713.65 feet to a point in the Northeast corner of said tract; thence West along the North line of said Youngblood tract 1,114.0 feet to a point in the West line of Section 30 (centerline of Davidson Road); thence South 0° 24' 38.5" West along said Section line and along the centerline of Davidson Road 596.73 feet to the point of beginning; containing 684,194.360 square feet or 15.707 acres.

LESS AND EXCEPT: 2.06 acre tract described as beginning at the Southwest corner of Section 30, Township 1 South, Range 6 West, Desoto County, Mississippi. Thence North 0° 24' 38.5" East along the West line of Section 30, 1044.27 feet to a point; thence East 651.46 feet to a point; thence South 89° 49' 39.6" East 135.53 feet to a point; said point being the true point of beginning for the hereinafter described 2.06 acre tract. Thence North 122.64 feet to a point; thence Northeastwardly along a curve to the left, having a 50 feet radius, 113.39 feet to a point; thence East 292.98 feet to a point; thence South 331.28 feet to a point; thence West 194.22 feet to a point; thence North 126.13 feet to a point; thence North 89° 49' 39.6" West, 137.10 feet to the point of beginning, containing 2.06 acres.

DESCRIPTION OF AN INGRESS AND EGRESS EASEMENT FROM DAVIDSON ROAD TO 2.06 ACRE TRACT:

Beginning at a point in the West line of Section 30, Township 1 South, Range 6 West, Desoto County, Mississippi; thence North along the West lone of Section 30, a distance of 30.0 feet to a point; thence East 620.0 feet to a point; thence North 10.0 feet to a point; thence South 89° 51' 32.9" East, 166.76 feet to a point in the West line of said 2.06 acre tract; thence South along the West line of said 2.06 acre tract 40.0 feet to a point; thence North 89° 49' 39.6" seconds West, 135.53 feet to a point; thence West 651.46 feet to the point of beginning.

AND LESS AND EXCEPT THE FOLLOWING TRACT CONVEYED TO BARRY SCOTT MITCHELL IN BOOK 222, PAGE 779, DESOTO COUNTY REGISTER'S OFFICE:

DESCRIPTION:

Commence at the Southwest Corner of Section 30, Township 1 South, Range 6 West, DeSoto County, Mississippi; thence North 0° 24' East with the center of Davidson Road 1615.00 feet to a point; thence East 40.00 feet to an iron pin at the southwest corner of Frank L. Acree 129 acre tract for the point of beginning; thence East along the south line of said 129 acre tract 701.47 feet to an iron pin; thence South 371.90 feet to an iron pin; thence North 84° 58' West 706.41 feet to an iron pin in the east boundary of Davidson Road; thence North 0° 24' East along the east boundary of Davidson Road 310.01 feet to the point of beginning and containing 5.48 acres, more or less. Subject to DeSoto County Subdivision and Zoning Regulations.

Index and instructions - index in All Quarter sections Km

BK0404PG0595

This instrument prepared by:

L. Douglas Shelton, Esq.
1721 Kirby Parkway
Memphis, TN 38120
(901) 757-8090

Grantors's Mailing Address:

Robert B. & Margaret P. Mitchell, Jr.
5285 Forest Hill Road
Memphis, TN 38115
(901) 754-3969

w: 901-324-2149

Grantee's Mailing Address:

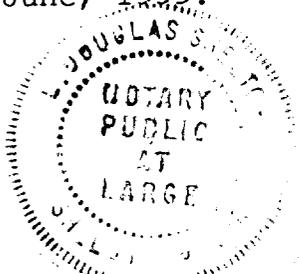
Barry S. & Karla N. Mitchell
7300 Davidson Road
Olive Branch, MS 38654
(601) 895-4347

w: 901-324-2149

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the state and county aforesaid, personally appeared Robert B. Mitchell, Jr. and wife, Margaret P. Mitchell, with whom I am personally acquainted and who, signed and delivered the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Memphis, TN, this 23rd day of June, 1999.



L. Douglas Shelton

NOTARY PUBLIC

My Commission Expires: _____
MY COMMISSION EXPIRES JUL 6, 2000