

RETURN TO:  
Abbott Law Firm  
6969 Winchester  
Memphis, Tn 38117  
(901) 681-4222

BK 0407 PG 0128

**WARRANTY DEED**

THIS WARRANTY DEED made and entered into this day by and between **Terry Lee Mackie, Grantor, and William R. Hostler, as Grantee:**

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 Grantor, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with any improvements, hereditaments and appurtenances thereunto belonging, located in the County of Desoto, State of Mississippi, and more particularly described as follows, to-wit:

4.92 acres (214,255 sf) being in the Southeast Quarter of Section 19, Township 2 South, Range 7 West, in DeSoto County, Mississippi, and being that property recorded in Deed Book 332, Page 336, in the office of Chancery Clerk, DeSoto County, Mississippi, and being described as follows:

Commencing at an iron pin at the Southeast corner of Section 19, Township 2 South, Range 7 West, in DeSoto County, Mississippi, said point lying near the intersection of the centerlines of Swinnea Road and Bankston Road; thence North 03 degrees 19' 10" West 513.45 feet along Swinnea Road to a point; thence South 84 degrees 54' 40" West 40.00 feet to a point in a 48" oak tree, said point being the South east corner of said 4.92 acre plot, and being the POINT OF BEGINNING; thence South 84 degrees 54' 40" West 1,052.06 feet along an old meandering fence line to a 1/2" rebar and a tee post; thence North 02 degrees 22' 10" West 204.58 feet along an old meandering fence line to a 3/8" rebar and a tee post; thence North 84 degrees 57' 05" East 1,048.64 feet to a 3/8" rebar and a tee post; thence South 03 degrees 19' 10" East 203.71 feet to the Point of Beginning.

This is that same parcel conveyed in part to Grantor in Deed Book 396 Page 276; and which was conveyed by will of William Bostick Mackie to Grantor in will shown of record as being probated as Chancery docket # 01-8-1151 all of which are records of the Desoto County Mississippi Chancery Court.

TO HAVE AND TO HOLD 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. Road Right of Way Deed to Desoto County shown of record in Book 160, Page 407 in the Desoto County Chancery Clerk's Office.
4. Right of Way to Miss Power and Light Company shown of record in Book 80, Page 640 in the Desoto County Chancery Clerk's Office.
5. Any oil, gas, or other minerals reserved, conveyed, or leased by this or prior owners.
6. Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

*Terry Lee Mackie*  
Terry Lee Mackie

12/21/01  
DATE

STATE OF TENNESSEE  
COUNTY OF SHELBY

THIS DAY personally appeared before me, the undersigned authority within and for the State and County the above signatory (ies), who acknowledged that he signed, executed and delivered the above and foregoing Deed on the day and year therein mentioned.

GIVEN under my hand and seal on this the 21 day of December, 2001.

*Charles Abbott*  
NOTARY PUBLIC

My Commission Expires: 8/30/05

Address of Grantor: 1200 Craft Road West  
Home Phone: 662 893-0780  
Work Phone: 662 893-2722

STATE MS. - DESOTO CO.  
TRUST

Address of Grantee: 2125 Swinnea, Nesbit, Ms  
Home Phone: 901 485-6338  
Work Phone: 662 342-2200

DEC 26 9 28 AM '01

