

File No: 02-79
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(662) 393-4450

BK 0410 PG 0728

STATE MS. - DESOTO CO.

FILED

re
JAN 31 2 00 PM '02

WARRANTY DEED

BK 410 PG 728
W.E. DAVIS CH. CLK.

RICHARD NEAL

GRANTOR(S)

TO

WILLIAM J. WALGENBACH ET UX

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, RICHARD NEAL, do hereby sell, convey and warrant unto WILLIAM J. WALGENBACH AND WIFE, ANGELA R. WALGENBACH, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

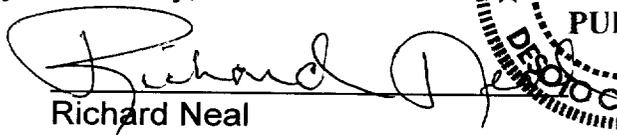
SEE LEGAL ATTACHED

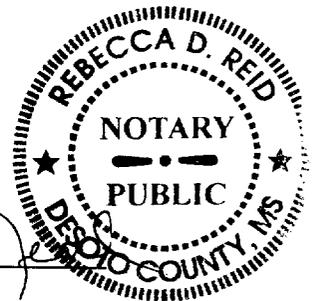
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record; Further subject to a Right of Way to Entergy Mississippi, Inc., in Book 370, Page 245, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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

Possession is to be given with Deed

WITNESS my signature this the 22nd day of January, 2002.

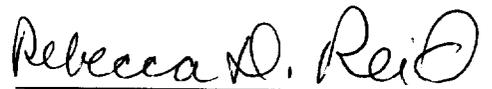

Richard Neal



STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 22nd day of January, 2002 within my jurisdiction, the within named Richard Neal, who acknowledged that he executed the above and foregoing instrument.

My Commission expires:
JULY 21, 2004


NOTARY PUBLIC

Grantor Address & Phone:

P. O. Box 1396
Southaven, MS 38671
Home: 662-342-6552 Work: 662-342-1999

Grantee Address & Phone:

2283 Wanda Faye Drive
Hernando, MS 38632
Home: 662-449-0668 Work: 901-827-8345

Part of the Northeast Quarter of Section 3, Township 3 South, Range 8 West, Desoto County, Mississippi, and being more particularly described as follows, to wit: Commencing at a point commonly accepted as the northeast corner of said quarter section; thence run South 00 degrees 30'39" East a distance of 1614.36 feet along the west line of the Riley property to the north, the west line of the Morgan property and the west line of Lot 14 and Lot 8 of Country Home Estates to the south to a point on the north line of the Charles Mitchum property; thence run south 89 degrees 58'48" West a distance of 1120.68 feet along said Mitchum north line on the east and the north line of the Billy Joe Myracle property to the west to the point of beginning; thence run North 89 degrees 58'09" West a distance of 707.96 feet along said Myracle north line to a point on the east line of the Sam A. Hall, Jr. property; thence run North 00 degrees 01'52" East a distance of 349.24 feet along said Hall east line on the south and the south line of said McCampbell property on the north to a point; thence run South 88 degrees 44'22" East a distance of 709.06 feet along said McCampbell south line to the southeast corner of said McCampbell property; thence run South 00 degrees 11'30" West a distance of 334.03 feet to the point of beginning and containing 5.56 acres.

BK 0410 PC 0729