

Prepared by and return to:

Joseph M. Sparkman, Jr.  
Attorney at Law  
Post Office Box 266  
Southaven, MS 38671-0266  
662-349-6900

STATE MS.-DESOTO CO  
FILED

WARRANTY DEED

FEB 1 2 54 PM '02

BK 411 PG 25  
W.E. DAVIS CH. CLK.

Barbara E. Burkeen Upchurch and husband, Erwin A.  
Upchurch  
GRANTORS

to:

Ryan L. Geer and wife, Tammy L. Geer  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Barbara E. Burkeen Upchurch and husband, Erwin A. Upchurch do hereby sell, convey, and warrant unto Ryan L. Geer and wife, Tammy L. Geer, 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, being more particular described as follows, to wit:

See Attached Exhibit A For Complete Legal Description

Grantor's lawful spouse, Erwin A. Upchurch, joins in this instrument to convey any and all right, title and interest which he/she may have in the subject property as a result of his/her marriage to Grantor.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Taxes for the year 2002 are to be paid by Grantees and possession is to be given with receipt of Deed.

WITNESS the signatures of the Grantors, this the 31st day of January, 2002.

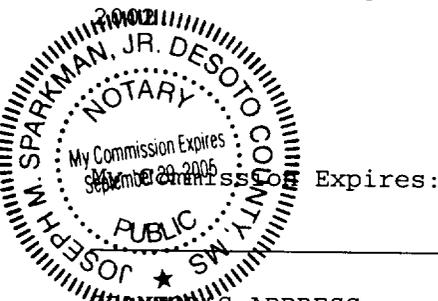
*Barbara E. Burkeen Upchurch (K.A.) Barbara E. Burkeen*  
Barbara E. Burkeen Upchurch  
*E. A. Upchurch*  
Erwin A. Upchurch

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Barbara E. Burkeen Upchurch and husband, Erwin A. Upchurch, who acknowledge that they executed and delivered the above foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 31st day of January,

*J. Sparkman*  
Notary Public



GRANTOR'S ADDRESS:  
3128 Polkville Rd  
Oakland KY 42159  
Work Phone #: 270-563-9148  
Home Phone #: 270-563-9875

GRANTEE'S ADDRESS:  
731 Douglas Road  
Hernando, Mississippi 38632  
Work Phone #: 662-781-1280  
Home Phone #: 662-429-6941

## Exhibit A

3 acres, more or less, in the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 34 Township 2 South, Range 7 West, and being in the middle one-third of said Section, more particularly described as follows: Beginning at a point that is 1,526 feet south and 1,760 feet west of the northeast corner of Section 34, Township 2 South, Range 7 West, said point being 660 feet north and 30 feet east of the northeast corner of the William A. Snell 10.01 acre tract (said point being 1,774 feet north of the southeast corner of the original J. T. Douglas property); thence South 86 degrees 36' West 150 feet to a point; thence North 3 degrees 23' West 880 feet to a point; thence North 86 degrees 37' East 150 feet to a point in the east line of the Douglas property; thence South 3 degrees 23' East 880 feet to the Point of Beginning.

## Indexing Instructions:

Property located in the Northeast Quarter of Section 34,  
Township 2 South, Range 7 West, DeSoto County, Mississippi