

SEAL MS - DE SOTO CO.

FEB 11 1 54 PM '02

TO:

JOHNNY RAY MCPHAIL
GRANTEEBK 411 PG 356
W.E. DAVIS CH. CLK.**CORRECTED WARRANTY DEED**

This corrects previous deed recorded in Book 396, Page 166 in the DeSoto County Chancery Court Clerk's Office. The corrections made are included in the legal description. For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, ROLAND T. MCPHAIL and SARA L. MCPHAIL, do hereby sell, convey and warrant unto JOHNNY RAY MCPHAIL the following described land and property lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

A 4.0 acre lot as part of the Barbee Tract in the Northwest Quarter of Section 28, Township 03 South, Range 09 West, DeSoto County, Mississippi, described as: Beginning at the northeast corner of the northwest quarter of Section 28, Township 03 South, Range 09 West, thence south 2 degrees 47' east 607.33 feet along the east line of said quarter section to a point on the north side of Barbee Road; thence south 86 degrees 03 degrees west 285.0 feet to a point on the north side of Barbee Road; thence north 2 degrees 36' west 648.03 feet to a point in an old fence line; thence south 85 degrees 45' east 285.0 feet along said fence line to the point of beginning and containing 4.0 acres more or less. All bearings are magnetic.

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 restrictive covenants of record. Additionally, the Grantees agree to the following restrictive covenants:

The 4.0 more or less acres will only be used to construct one family dwelling and that will be completed within five years from this date. The Grantors or their heirs, retain the right to purchase the 4.0 acres above described for the same purchase price paid by MR. JOHNNY C. MCPHAIL should grantee elect to sell said property or fail to build family residence on it within five years from this date.

Taxes will be paid by the Grantee, Mr. Johnny Ray McPhail.

GRANTOR:

Roland T. McPhail
ROLAND T. MCPHAIL

Date:

2-11-02

Grantor Address:

177 CR 229
Oxford, MS 38655
662-513-6201
662-393-0002

GRANTOR: Sara L. McPhail Date: 2-11-02
SARA L. MCPHAIL

Grantor Address: 5386 Claridge Ct.
Horn Lake, MS 38637
662-393-0002

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within names ROLAND T. MCPHAIL and SARA L. MCPHAIL, who acknowledged they signed and delivered the foregoing instrument on the date therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 11th day of Feb, 2002

W. E. Davis, Chancery Clerk
Notary Public
by: P. Stankovic

My Commission Expires:

**MY COMMISSION EXPIRES
JAN. 5, 2004**

GRANTEE: JOINNY RAY MCPHAIL.
2697 James Town Cove
Hernando, MS 38632
662-429-7060

PREPARED BY: ^{N/A} ROLAND MCPHAIL
177 CR 229
Oxford, MS 38655
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