

File No: 02-177
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(662) 393-4450

BK 04 | 3 PG 0342

WARRANTY DEED

CHARLOTTE W. PICKETT n/k/a
CHARLOTTE W. BANNON

STATE OF MISSISSIPPI - DESOTO CO.

GRANTOR(S)

TO

MAR 6 4 11 PM '02

BENNY FLYNN, ET UX

BK 413 PG 342
W.E. DAVIS CH. CLK.

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, CHARLOTTE W. PICKETT N/K/A CHARLOTTE W. BANNON, do hereby sell, convey and warrant unto BENNY FLYNN and wife, PATRICIA FLYNN, 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 EXHIBIT "A" FOR LEGAL DESCRIPTION

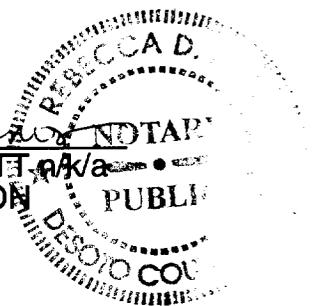
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record; and further subject to Right of Way to Mississippi Power & Light Co. of record in Book 160, Page 703 and in Book 180, Page 200, all of record 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 21st day of February, 2002.

Charlotte W. Bann
CHARLOTTE W. PICKETT n/k/a
CHARLOTTE W. BANNON



STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 21st day of February, 2002 within my jurisdiction, the within named CHARLOTTE W. PICKETT n/k/a CHARLOTTE W. BANNON, who acknowledged that she executed the above and foregoing instrument.

My Commission expires:

Rebecca D. Reid
NOTARY PUBLIC

MY COMMISSION EXPIRES:

JULY 21, 2004

Grantor Address & Phone:

1323 Dogwood Hollow
Nesbit, MS 38651
Home: 662-429-5080
Work: 901-248-2215

Grantee Address & Phone:

4765 Malone Road South
Hernando, MS 38632
Home: 662-429-2135
Work: 662-393-4250

EXHIBIT "A"

Legal Description of a 13.20 (more or less) acre tract of land located in the southeast quarter of Section 27, Township 3 South, Range 7 west, Desoto County, Mississippi being more particularly described as follows:

Commencing at the southeast corner of Section 27; thence N 1°32'00" E, a distance of 1627.66 feet to the northeast corner of the Morgan Grove Church Lot; thence S 89°16'30" W along the north line of said church lot, a distance of 250.57 feet to a cross-tie post; thence S 4°24'09" W along the west line of said church, a distance of 57.04 feet to a 3/8" rebar found being the POINT OF BEGINNING; thence S 4°24'09" W, a distance of 177.07 feet to a fence corner post being the southeast corner of said church lot; thence N 88°35'02" W along the south line of the Pickett line being along a fence line, a distance of 1073.01 feet to a fence corner post; thence N 1°45'28" E along a fence line, a distance of 640.90 feet to the northeast corner of the Pickett property; thence S 88°32'34" E along said Pickett north line, a distance of 830.78 feet to a 3/8" rebar found; thence S 1°26'11" W, a distance of 472.73 feet to a 3/8" rebar found; thence N 89°16'30" E, a distance of 247.97 feet to the POINT OF BEGINNING; said described tract containing 13.20 Acres, more or less.

Charlotte W. Bannon

CHARLOTTE W. PICKETT n/k/a
CHARLOTTE W. BANNON