

AUG 27 11 02 AM '02

BK 426 PG 774
W.F. DAVIS CH. CLK.

Barry Peebles and wife, Michelle Peebles

TO:

WARRANTY DEED

Kelly Crain, a single person

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other valuable considerations, the receipt of all of which is hereby acknowledged, we, **Barry Peebles and wife, Michelle Peebles**, do hereby sell, convey and warrant unto, **Kelly Crain, a single person**, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Please refer to Exhibit "A" for complete legal description.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to all easements for public roads and public utilities of record and further subject to Right of ways to Mississippi Power & Light as recorded in Book 25, Page 82 and Book 25, Page 141 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi and Easement to Lewisburg Water Association, Inc., as recorded in Book 50, Page 609 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.

It is agreed and understood that taxes for the year 2002 have been prorated as of the date of this instrument and shall be paid by the Grantees when and as due and possession is given upon delivery of this Deed.

WITNESS OUR SIGNATURES, this 22nd day of August, 2002.


Barry Peebles


Michelle Peebles

Exhibit "A"

1.0 acres (43,560.0 s.f.) being part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 2 South, Range 6 West, DeSoto County, Mississippi and described as follows: COMMENCING at the Southeast corner of Section 21, Township 2 South, Range 6 West; Thence North 2478.8 feet along the East line of Section 21 to a point on said line and in Highway 305; thence West 40.00 feet to a 3/8" rebar on the West right of way of Highway 305 and at the Southeast corner of said 1.0 acre lot and the point of beginning; thence North 88 degrees 58 minutes 38 seconds West 271.09 feet to a 3/8" rebar; thence North 00 degrees 10 minutes 32 seconds West 160.68 feet to a 3/8" rebar; thence South 88 degrees 58 minutes 38 seconds East 271.09 feet to a 3/8" rebar on the West right of way of Highway 305; thence South 00 degrees 10 minutes 32 seconds West 160.68 feet along said right of way to the point of beginning. Parcel being part of that property as recorded in Deed Book 271, Page 126 of the Office of the Chancery Clerk, DeSoto County, Mississippi.

Property Address: 2489 Hwy. 305 N, Olive Branch, MS 38654
Parcel No.: 2065-2100.0-00018.07

STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, on this 22nd day of August, 2002, within my jurisdiction, the within named, Barry Peebles and wife, Michelle Peebles, who acknowledged that they executed the above and foregoing Warranty Deed.



J E W
NOTARY PUBLIC

COMMISSION EXPIRES: 7-19-05

Grantor's Address:
2489 Hwy. 305 N
Olive Branch, MS 38654
Home Phone # 662-434-0700
Work Phone # 901-237-4914

Grantee's Address:
2489 Hwy. 305 N
Olive Branch, MS 38654
Home Phone # 662-895-9735
Work Phone # 901-603-2345

PREPARED BY AND RETURN TO:
JAME E. WOODS
WATKINS LUDLAM WINTER & STENNIS, P.A.
P. O. BOX 1456, OLIVE BRANCH, MS 38654
(662) 895-2996

File No: 00931.13459