

STATE MS. - DESOTO CO.
FILED

SEP 13 9 12 AM '02

BK 428 PG 301
W.E. DAVIS CH. CLK.

Prepared by and return to:
N. MS Title, Inc.
Hugh H. Armistead, Attorney
P.O. Box 609
Olive Branch, MS 38654
(662) 895-4844

IRA R. SOWELL, ET UX,

GRANTORS

TO

WARRANTY DEED

TERRY R. SOWELL, ET UX,

GRANTEES

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, We, **IRA R. SOWELL and wife, SARA H. SOWELL**, do hereby sell, convey and warrant unto **TERRY R. SOWELL and wife, BARBARA L. SOWELL**, 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:

1.50 acres, situated in the Southeast Quarter of Section 21, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described in attached survey and as follows, to-wit:

Commencing at a steel bar found in the intersection of the centerlines of Highway 305 and Bethel Road (Bethel Road from the east) being the commonly accepted southeast corner of Section 21, Township 2 South, Range 6 West, DeSoto County, Mississippi; thence North 0 degrees 07 minutes 10 seconds East along the centerline of Highway 305, a distance of 580.31 feet; thence North 78 degrees 30 minutes 43 seconds West a distance of 40.78 feet to the west line of said road being the Point of Beginning; thence North 78 degrees 30 minutes 43 seconds West along an old property line fence, a distance of 320.76 feet to a ½ inch rebar set; thence North 78 degrees 52 minutes 10 seconds West along said fence, a distance of 297.85 feet; thence North 21 degrees 52 minutes 41 seconds East, a distance of 212.28 feet; thence South 66 degrees 52 minutes 49 seconds East, a distance of 292.70 feet to a ½ inch rebar set; thence South 21 degrees 52 minutes 41 seconds West, a distance of 110.54 feet; thence South 78 degrees 30 minutes 43 seconds East, a distance of 305.60 feet to the west line of said road; thence South 0 degrees 00 minutes 00 seconds West along said west line, a distance of 40.00 feet to the Point of Beginning; said described tract containing 1.50 acres, more or less.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

Taxes for the year 2002 are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 12th day of September, 2002.

Ira R. Sowell
IRA R. SOWELL

Sara H. Sowell
SARA H. SOWELL

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 12th day of September, 2002, within my jurisdiction, the within named **IRA R. SOWELL and wife, SARA H. SOWELL**, who acknowledged that they executed the above and foregoing Warranty Deed.

My Commission Expires:
10/24/03

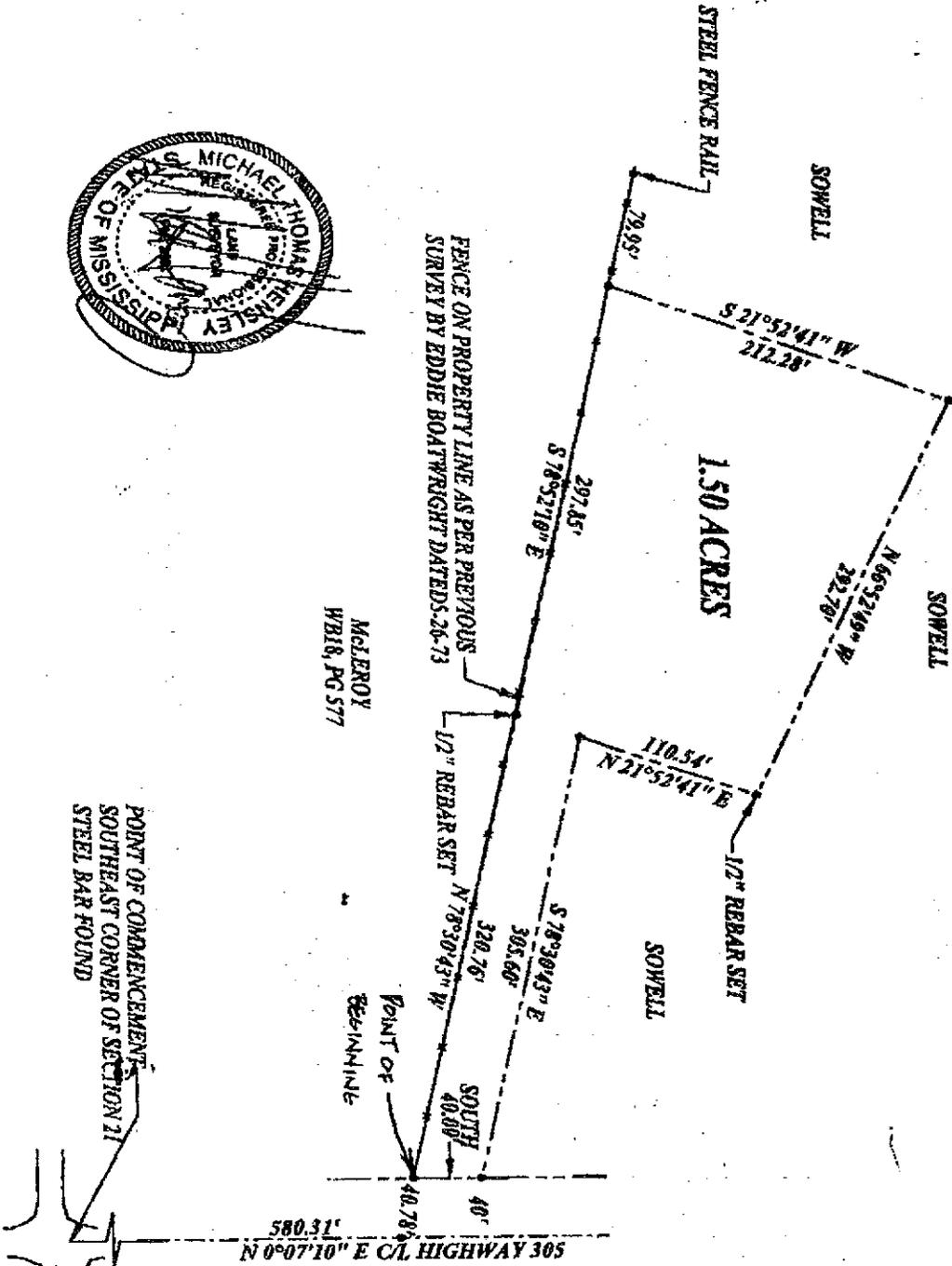


[Signature]
NOTARY PUBLIC

Grantors' Address: 2141 Highway 305, Olive Branch, MS 38654
Home # (662) 895-2552; Work # (662) 895-2552

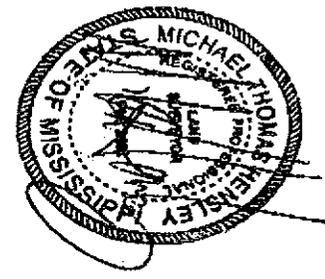
Grantees' Address: 2141 Highway 305, Olive Branch, MS 38654
Home # (662) 895-6811; Work # (901) 797-2713

PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI



DESCRIPTION

Commencing at a steel bar found in the intersection of the centerlines of Highway 305 and Bethel road; Bethel road from the east being the commonly accepted southeast corner of Section 21, Township 2 South, Range 6 West, Desoto County, Mississippi; thence N 0°07'10" E along the centerline of Highway 305, a distance of 580.31 feet; thence N 78°30'43" W a distance of 40.78 feet to the west line of said road being the POINT OF BEGINNING; thence N 78°30'43" W along a old property line fence, a distance of 320.76 feet to a 1/2" rebar set; thence N 78°52'10" W along said fence, a distance of 297.85 feet; thence N 21°52'41" E, a distance of 212.28 feet; thence S 66°52'49" E, a distance of 292.70 feet to a 1/2" rebar set; thence S 21°52'41" W, a distance of 110.54 feet; thence S 78°30'43" E, a distance of 305.60 feet to the west line of said road; thence S 0°00'00" W along said west line, a distance of 40.00 feet to the POINT OF BEGINNING; said described tract containing 1.50 Acres, more or less.



POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 21
STEEL BAR FOUND

BETHEL ROAD

HENSLEY LAND SURVEYING
1681 W. OAK GROVE ROAD
HERNANDO, MS 38632
(662-428-0129)

NOTES:
1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY THAT MAY APPLY
2. BEARINGS ARE REFERENCED TO THE CENTERLINE OF HIGHWAY 305 AS PER PREVIOUS SURVEY

SECTION 21, TOWNSHIP 2 SOUTH, RANGE 6 WEST,
DESOTO COUNTY, MISSISSIPPI
DEED BK 112, PAGE 523, SCALE 1" = 100'
CLASS "B" SURVEY, AUGUST 15, 2002