

**THIS INSTRUMENT WAS PREPARED BY and UPON RECORDING RETURN TO:**  
**Debra Pace Branan, Atty At Law 170 West Center Street, Hernando, MS 38632**  
**662-449-4800**  
**PROPERTY ADDRESS:179 VINSON ROAD, HERNANDO, MS**  
**TAX MAP PARCEL NUMBERS:3079-3000.0-00017.00**

JOSEPH A. WILBANKS and  
MARY Z. WILBANKS )  
GRANTORS )  
)  
)  
)  
TO ) WARRANTY DEED  
)  
)  
)  
JAMES P. DEMING, JR. and wife )  
CAROL A. DEMING, )  
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 and sufficiency of all of which is hereby acknowledged, WE JOSEPH A. WILBANKS and wife, MARY Z. WILBANKS, hereinafter called the GRANTOR(S), have bargained and sold and by these presents do sell, transfer, convey and warrant unto ,JAMES P. DEMING, JR. and wife CAROL A. DEMING, as tenants by the entirety with full right of survivorship and not as tenants in common, herein after called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land lying and being situated in DeSoto County, Mississippi more particularly described as follows, to-wit:

SEE ATTACHED LEGAL

This being the same property conveyed to the Grantors by Warranty Deed at Book 134, Page 289.

This is improved/ ( ) unimproved property, known as 179 Vinson Road, Hernando, Mississippi  
The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES , their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Possession will be given with delivery of this deed.

Taxes for the year 2002 have been prorated between the parties at closing.

WITNESS SIGNATURE, this the 20<sup>th</sup> day of Sept., 2002.

Joseph A. Wilbanks  
JOSEPH A. WILBANKS

Mary Z. Wilbanks  
MARY Z. WILBANKS

STATE MS. - DESOTO CO. <sup>180</sup>  
FILED <sup>12</sup>  
SEP 23 2 47 PM '02

BK 428 PG 690  
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, JOSEPH A. WILBANKS, and wife MARY Z. WILBANKS who acknowledged that they each signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his or her own free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 20<sup>th</sup> day of September, 2002.



*[Signature]*  
NOTARY PUBLIC

My Commission Expires: 2/14/05

GRANTOR'S ADDRESS: 179 Vinson Rd. Hernando, Mo. 38632

GRANTOR'S TELEPHONE NUMBER: 662-429-6413 fm - WK N/A

GRANTEE'S ADDRESS: 179 Vinson Road Hernando, MS

GRANTOR'S TELEPHONE NUMBER: 901-340-6100wk - 662-280-2747 wk

, the following land lying  
and being situated in Section 30, Township 3, Range 7 West, DeSoto  
County, Mississippi:

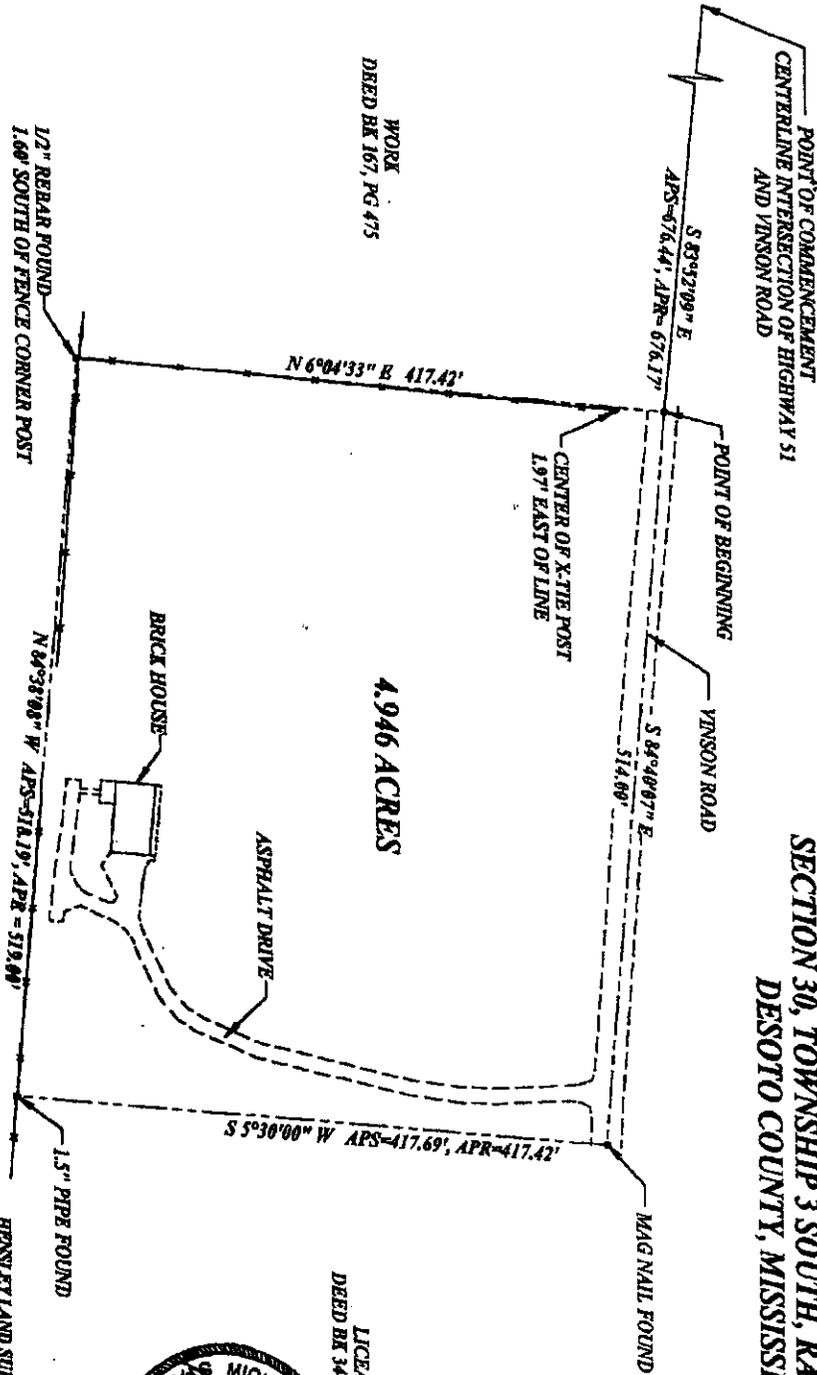
Part of the South Half of the Northwest Quarter of Section 30, Township 3, Range 7 West, described as follows, to-wit: Lot No. 1: Beginning at a point in the north line of the South Half of Northwest Quarter of Section 30, Township 3, Range 7 West, which point is 676.17 feet east of center line of U. S. Highway 51 at Station 81 plus 94.5; thence north  $84^{\circ}30'$  east along said north line 514.0 feet to a point at northwest corner of the Jernigan lot; thence south  $5^{\circ}30'$  east along west line of said Jernigan lot 417.42 feet to an iron pin; thence south  $84^{\circ}30'$  west 519.0 feet to an iron pin at southeast corner of the Allday lot; thence north  $4^{\circ}49'$  west along east line of said Allday lot 417.42 feet to the point of beginning and containing 4.95 acres, more or less. All bearings are magnetic; and being part of the lands conveyed to Roy M. Jernigan by Saniford Vinson, et ux, by Warranty Deed of date April 25, 1962, of record in Book 52, Page 619, of the Deed records of DeSoto County, Mississippi.

CD.  
92

J.W.  
mzw

BK 0428 PG 0693

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI



WORK DEED BK 167, PG 475

LICIA DEED BK 340, PG 57



HENSLEY LAND SURVEYING 1641 W. OAK GROVE ROAD HERNANDO, MS 38632 (602-429-8129)

SECTION 30, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI DEED BK 134, PAGE 289, SCALE 1\"/>

- NOTES:
1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY THAT MAY APPLY
  2. APs- AS PER SURVEY, APR- AS PER RECORD
  3. HEARINGS ARE REFERENCED TO THE EAST LINE OF LOT AS PER RECORD DEED

*Handwritten signature/initials*