

PREPARED BY AND RETURN TO:
TAYLOR BUNTIN
P.O. BOX 241
SOUTHAVEN, MS 38671
662-393-4450

STATE MS. - DESOTO CO.

FILED

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SEP 26 11 14 AM '02

BK 429 PG 186
W.E. DAVIS CH. CLK.

QUIT CLAIM DEED

W. E. DAVIS, AS SPECIAL COMMISSIONER
FOR AND ON BEHALF OF TISCIA FARRELL,
WIDOW OF JAMES OLIVER FARRELL, DECEASED

GRANTOR

TO

WILLIAM M. TIPTON, ET AL

GRANTEES

WHEREAS, James Oliver Farrell died testate on or about June 29, 1999, and;

WHEREAS, the Last Will and Testament of James Oliver Farrell was admitted to probate in Cause No. 00-4-563 of the Chancery Court of DeSoto County, Mississippi, and

WHEREAS, Andrea Tiscia Farrell is the widow and sole heir at law of James Oliver Farrell; and

WHEREAS, the said will devised all real property owned by the decedent in the State of Mississippi to Henry Clayburn Tipton and Lois Rochelle, or if Lois Rochelle did not survive the testator, to Robert Rochelle, and

WHEREAS, Henry Clayburn Tipton executed and filed a disclaimer of interest with respect to the real property devised to him in said will, said disclaimer being filed of record in Book 368, Page 124 of the Land Deed Records of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, the interest devised to Henry Clayburn Tipton thereupon passed to his children, to-wit: William M. Tipton, Elizabeth Ann Tipton, Henry W. Tipton, and Sarah Tipton LaMance; and

WHEREAS, Lois Pollard is deceased, having died testate on or about October 16, 2001; and

WHEREAS, the Last Will and Testament of Lois Pollard was admitted to probate in Cause No. 01-12-1655L of the Chancery Court of DeSoto County, Mississippi with Robert P. Rochelle having been appointed Executor of said estate; and

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WHEREAS, James Oliver Farrell, at the time of his death, owned an undivided 1/3 interest in and to certain real property lying and being situated in DeSoto County, Mississippi, which real property is more fully described as follows:

FIRST TRACT

Beginning at the Southeast corner of Section 1, Township 2 South, Range 8 West; Thence West a distance of 3,165.91 feet to a point; thence North a distance of 65.34 feet to an iron pin (found), said point being the true point of beginning for the herein described tract; thence South 89 degrees 48 minutes 22 seconds West a distance of 657.17 feet to an iron pin (found); thence North 00 degrees 02 minutes 25 seconds East a distance of 1,254.99 feet to an iron pin (set); thence North 89 degrees 08 minutes 43 seconds East a distance of 660.00 feet to an iron pin (found); thence South 00 degrees 05 minutes 37 seconds West a distance of 935.45 feet to an iron pin (found); thence South 00 degrees 22 minutes 13 seconds West a distance of 327.17 feet to the point of beginning, containing 19.05 more or less, acres of land being subject to all codes, covenants, regulations, revisions, restrictions, easements, and right of way of record.

SECOND TRACT

A part of the Northwest quarter of Section 12, Township 2, Range 8 West, described by metes and bounds as:

Beginning at a point in the north boundary line of said Section 23.53 chains east of the northwest corner of said Section, the same being the northeast corner of the Elbert and Annie Wilburn 10 acre tract, thence south 4-1/2 degrees east along the east line of said 10 acre tract 13.30 chains to the southeast corner thereof; thence west on the south line of said 10 acre tract 7.53 chains to the southwest corner thereof; thence south 4-1/2 degrees east 14.37 chains to a stake; thence east 16.34 chains to a stake; thence north 9-1/2 degrees west 27.87 chains to a stake in the north line of said section; thence west on the north line of said section 8.81 chains to the beginning, containing 37-1/2 acres, more or less.

THIRD TRACT

Beginning at the northeast corner of the South half of the northwest quarter of said Section 1; thence south 5 chains; thence west 10 chains; thence north 5 chains; thence west 10 chains to the beginning and containing 5 acres.

WHEREAS, pursuant to a Release and Settlement entered into by and between Andrea Tiscia Farrell as widow of James Oliver Farrell and as Executrix of his estate, Andrea Tiscia Farrell agreed to convey all interest owned by James Oliver Farrell in and to the above described real property to the grantees named herein; and

WHEREAS, Andrea Tiscia Farrell refused to execute such deed and announced her desire to be relieved as Executrix of the Estate; and

WHEREAS, by Order entered in said cause, W. E. Davis was appointed Special Commissioner and was authorized and directed to execute and deliver this instrument for and on behalf of Andrea Tiscia Farrell.

NOW, THEREFORE, the undersigned W. E. Davis as Special Commissioner for and on behalf of Andrea Tiscia Farrell, as widow and sole heir at law of James Oliver Farrell, Deceased, does hereby bargain, sell, convey, and quit claim all interest owned by James Oliver Farrell in and to the real property described above at the time of his death as follows:

1/2 of the undivided interest of James Oliver Farrell in and to the above described property to Robert P. Rochelle, as Executor of the Estate of Lois T. Pollard;

1/8 of the undivided interest of James Oliver Farrell in and to the above described property to each of the following Grantees, to-wit: William H. Tipton, Elizabeth Ann Tipton, Henry W. Tipton, and Sarah Tipton LaMance.

Grantor conveys only such title as is vested in him as Special Commissioner for and on behalf of Andrea Tiscia Farrell.

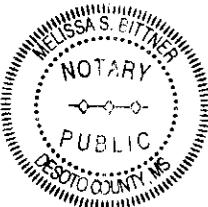
WITNESS the signature of the Grantor this the 17 day of September, 2002.

W. E. Davis Special Commissioner
W. E. DAVIS, SPECIAL COMMISSIONER
FOR AND ON BEHALF OF ANDREA TISCIA
FARRELL, WIDOW AND SOLE HEIR OF JAMES
OLIVER FARRELL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 17th day of September, 2002, within my jurisdiction, the within named W. E. DAVIS, Chancery Court Clerk and Special Commissioner for and on behalf of Andrea Tiscia Farrell, and that in said capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

My Commission Expires:
9-22-2004



MY COMMISSION EXPIRES:
September 22, 2004

Melissa S. Bittner
Notary Public

Grantor's Address:
2535 Highway 51 S.
Hernando, Ms. 38632
Ph. (H) N/A
Ph. (W) 662/429-1319

Grantees' Address:
636 Sycamore St
Decatur, Ga. 30030
Ph. (W) N/A
Ph. (H) 404/373-4924

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