

OCT 10 2 15 PM '02

BK 430 PG 118
W.E. DAVIS CH. CLK.

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

JAMES E. SANDY, ET UX,

Grantors

TO

WARRANTY DEED

MICHAEL D. SMITH, ET UX,

Grantees

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **JAMES E. SANDY and wife, PATRICIA D. SANDY**, do hereby grant, bargain, sell, convey, and warrant to **MICHAEL D. SMITH and wife, BECKY L. SMITH**, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the City of Southaven, DeSoto County, Mississippi, and being more particularly described in and by Description attached hereto and made a part hereof for all purposes as fully and completely as if copied in words and figures herein.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Southaven, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; and subject to taxes for the year 2002 and all subsequent years.

Taxes for the year 2002 are being pro-rated on an estimated basis to the date of this conveyance. Grantors shall be liable to Grantees for any shortage in such estimated amount which may be determined upon publication of such taxes. Taxes for the year 2002 and all subsequent years are to be the responsibility and liability of Grantees, their heirs, successors, and/or assigns.

Possession of such real property shall be delivered to Grantees upon delivery of this Deed.

Witness our signatures, this the 8th day of October, 2002.

James E. Sandy

JAMES E. SANDY
Patricia D. Sandy

PATRICIA D. SANDY

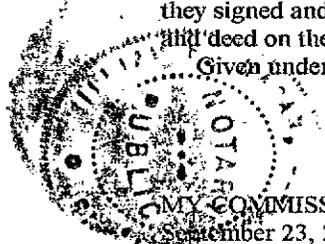
Mr. and Mrs. James E. Sandy
Post Office Box 273
Southaven, MS 38671
Home: (662) 349-9773
Work: (662) 349-9773

Mr. and Mrs. Michael D. Smith
P.O. Box 31
Horn Lake, MS 38637
Home: (662) 449-3806
Work: (901) 332-3972

**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 **JAMES E. SANDY and wife, PATRICIA D. SANDY**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 8th day of October, 2002.



William F. Hagan

NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 23, 2004

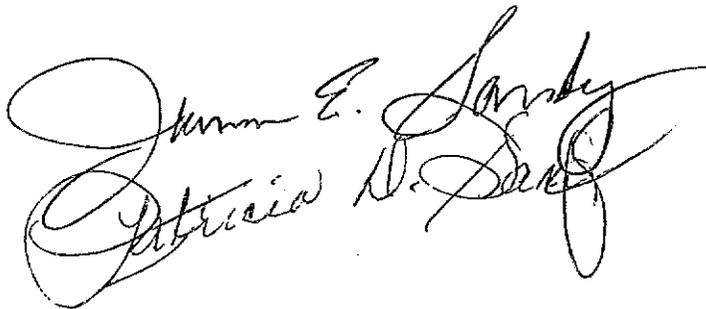
LOT 2

A PARCEL OF LAND BEING PART OF THE JAMES AND PATRICIA SANDY 23.39 ACRE TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A 3/4" PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGH 7 WEST; THENCE SOUTH 01 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF 962.11 FEET TO A 3/4" PIPE FOUND AT THE NORTHWEST CORNER OF THE JAMES AND PATRICIA SANDY 23.39 ACRE TRACT SAID POINT BEING THE POINT OF BEGINNING FOR THE FOLLOWING TRACT;

THENCE NORTH 89 DEGREES 20 MINUTES 59 SECONDS EAST, A DISTANCE OF 363.05 FEET TO A 3/8" REBAR FOUND; THENCE SOUTH 88 DEGREES 20 MINUTES 10 SECONDS EAST, A DISTANCE OF 197.63 FEET TO A 3/8" REBAR FOUND; THENCE SOUTH 88 DEGREES 05 MINUTES 15 SECONDS EAST, A DISTANCE OF 288.78 FEET TO A 3/8" REBAR FOUND; THENCE SOUTH 88 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 752.64 FEET TO A 2" METAL POST FOUND AT THE NORTHEAST CORNER OF THE JAMES AND PATRICIA SANDY 23.39 ACRE TRACT; THENCE SOUTH 20 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 753.09 FEET TO A 3/8" REBAR FOUND; THENCE SOUTH 35 DEGREES 45 MINUTES 48 SECONDS WEST, A DISTANCE OF 149.97 FEET TO A 3/8" REBAR FOUND; THENCE NORTH 62 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 339.29 FEET TO A 3/8" REBAR FOUND; THENCE SOUTH 27 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 138.07 FEET TO A 3/8" REBAR FOUND; THENCE SOUTH 62 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 264.99 FEET TO A 3/8" REBAR FOUND ON THE NORTH LINE OF WINDY LANE (25.00' FROM CENTERLINE); THENCE ALONG THE NORTH LINE OF WINDY LANE ON A CURVE TO THE LEFT WITH A RADIUS OF 276.12 FEET, A CENTRAL ANGLE OF 03 DEGREES, 23 MINUTES, 21 SECONDS, AN ARC LENGTH OF 16.33 FEET, A CHORD BEARING OF SOUTH 62 DEGREES, 09 MINUTES, 25 SECONDS WEST AND A CHORD LENGTH OF 16.33 FEET TO A 3/8" REBAR FOUND; THENCE NORTH 62 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 1,254.20 FEET TO A 1-1/2" PIPE FOUND AT THE SOUTHWEST CORNER OF THE JAMES AND PATRICIA SANDY 23.39 ACRE TRACT; THENCE NORTH 01 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 364.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.33 ACRES, SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAYS, SUBDIVISION AND ZONING REGULATIONS IN EFFECT IN DESOTO COUNTY, MISSISSIPPI.

END OF DESCRIPTION.



James E. Sandy
Patricia D. Sandy