

BK 0439 PG 0349

BK 0434 PG 0139

STATE MS. - DESOTO CO.

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Dec 16 1 56 PM '02

WARRANTY DEED

BK 434 PG 139
W.E. DAVIS OR. CLK.

This Deed of Conveyance is this day made by the undersigned JOE ELI LAUDERDALE and wife, HAUTENSE LAUDERDALE, hereinafter referred to as the GRANTORS, and JOE FRANK LAUDERDALE and SAM LAUDERDALE hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, JOE ELI LAUDERDALE and wife, HAUTENSE LAUDERDALE the GRANTORS do hereby and by these presents sell, convey, and warrant unto JOE FRANK LAUDERDALE and SAM LAUDERDALE, the GRANTEES, as tenants in common, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Beginning at the northeast corner of Town of Hernando lot 71 located in Section 18; Township 3 South; Range 7 West; thence south 84 degrees 53' west 353.12 feet along the north line of said town lot and the north line of the Mt. Pleasant Heights Section E and F parcel to the point of beginning of the following parcel; thence south 84 degrees 53' west 144.33 feet to a point in the west line of lot 10 of said subdivision; thence north 43 degrees 16' east 22.6 feet to the northwest corner of lot 10 of Mt. Pleasant Heights Section "F" as recorded with the City of Hernando Planning Dept.; thence north 84 degrees 53' east 120.0 feet to the northeast corner of said lot 10; thence south 31 degrees 31' east 16.75 feet to the point of beginning and containing 0.05 acres more or less. All bearings are magnetic. This description is for a parcel of land to be added to the north side of lot 10 of said subdivision (Mt. Pleasant Heights, Section E as filed at Plat Book 75, Pages 12-13) which was not previously deeded in the original 5.5 acres parcel for said subdivision.

INDEXING INSTRUCTIONS: NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3, SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI.

STATE MS. - DESOTO CO.

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BK 439 PG 349
W.E. DAVIS OR. CLK.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and subject to the restrictive covenants, building restrictions and easements as found with the recorded plat of Mt. Pleasant Heights Subdivision, Section "F" as recorded at Plat Book 75 Pages 12-13 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 2002 shall be paid by the Grantor's and taxes and assessments for the year 2003 shall be the responsibility of the GRANTEES, and/or their successor's in interest.

Possession shall be given upon delivery of this deed.

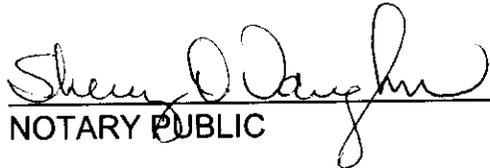
WITNESS the signature of the GRANTORS on this the 13 day of December, 2002.


JOE ELI LAUDERDALE


HAUTENSE LAUDERDALE

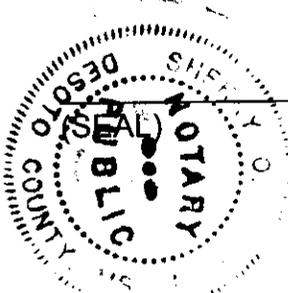
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 13 day of December, 2002, within my jurisdiction, the within named JOE ELI LAUDERDALE and wife, HAUTENSE LAUDERDALE, who acknowledged that they executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: September 10, 2004
Bonded Thru Holden, Brooks & Garland, Inc.



GRANTORS' ADDRESS:
2055 Mt. Pleasant Rd.
Hernando, MS 38632
RES. TEL.: 662-429-6474
BUS. TEL.: n/a

GRANTEES' ADDRESS:
11 West Commerce Street
Hernando, MS 38632
RES. TEL.: n/a
BUS. TEL.: 662-429-5213

No title work conducted by preparer of deed nor requested.

Prepared by:
KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
662-429-3469