

BK 0445 PG 0715

BK 0407 PG 0165

STATE MS.-DESOTO CO. *DL*  
FILED

STATE MS.-DESOTO CO. *me*  
FILED *TK*

JUN 9 10 45 AM '03

DEC 26 2 04 PM '01 *se*

BK 445 PG 715  
W.E. DAVIS CH. CLK.

BK 407 PG 165  
W.E. DAVIS CH. CLK.

**WARRANTY DEED**

This Deed of Conveyance is this day made by the undersigned **HERNANDO BAPTIST CHURCH, INC.**, hereinafter referred to as the GRANTOR, and **JEFFREY L. FITCH and wife, STACIE H. FITCH**, hereinafter referred to as the GRANTEEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, **HERNANDO BAPTIST CHURCH, INC.**, the GRANTOR does hereby and by these presents sell, convey, and warrant unto **JEFFREY L. FITCH and wife, STACIE H. FITCH**, the GRANTEEES, as tenants by the entirety with full rights of survivorship and not 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:

Commencing at the intersection of the East line of Lot 2 of the old town map of Hernando and the ~~South~~ <sup>South</sup> line of East Center Street; thence West along the South line of said street a distance of 170.5 feet (angle iron fence corner post 1.94 feet North) said point being the POINT OF BEGINNING; thence South 1 degrees, 19 minutes, 13 seconds East along an old fence line, a distance of 229.10 feet to an angle iron fence corner post; thence South 86 degrees, 00 minutes, 31 seconds West, a distance of 87.91 feet to a 2" pipe found; thence North 1 degrees, 38 minutes, 27 seconds West, a distance of 233.66 feet to a 1" pipe found in the South line of said street (19.74 feet South of street centerline); thence North 88 degrees, 58 minutes, 28 seconds East along said street a distance of 89.12 feet to the POINT OF BEGINNING; said described tract containing 0.47 acres, more or less. As per survey of Hensley Land Surveying, dated December 2, 2001.

INDEXING INSTRUCTIONS: Part of Town of Hernando Lots 1 & 2, as located in the Southwest Quarter of Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi.

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 the 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 is subject to all unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries, which a correct survey and or physical inspection of the property would reveal.

That by way of explanation the sale of the herein described property was approved by the Hernando Baptist Church, Inc., as reflected in the church minutes of November 14, 2001.

Taxes and assessments against said property for the year 2001 shall be prorated as of the date of this deed of the GRANTOR and taxes and assessments for the year 2002 shall be the responsibility of the GRANTEES, and or their successors in interest. All subsequent years are hereby accepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 14<sup>th</sup> day of December, 2001.

Bob Wright  
BOB WRIGHT, TRUSTEE

Bob Wolfe  
BOB WOLFE, TRUSTEE

Melba Wooten  
MELBA WOOTEN, TRUSTEE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority, in and for the said county and state, on this the 14<sup>th</sup> day of December, 2001, within my jurisdiction, the within named **BOB WRIGHT**, who acknowledged that he is a Trustee of Hernando Baptist Church, Inc., a Mississippi Corporation, and that for on behalf of the said corporation and as it's act and deed, **BOB WRIGHT**, executed the above and foregoing instrument after having been duly authorized by said corporation so to do.

[Signature]  
NOTARY PUBLIC

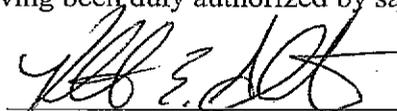
My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority, in and for the said county and state, on this the 14<sup>th</sup> day of December, 2001, within my jurisdiction, the within named **BOB WOLFE**, who acknowledged that he is a Trustee of Hernando Baptist Church, Inc., a Mississippi Corporation, and that for on behalf of the said corporation and as it's act and deed, **BOB WOLFE**, executed the above and foregoing instrument after having been duly authorized by said corporation so to do.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003

\_\_\_\_\_  
(SEAL)



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority, in and for the said county and state, on this the 14<sup>th</sup> day of December, 2001, within my jurisdiction, the within named **MELBA WOOTEN**, who acknowledged that she is a Trustee of Hernando Baptist Church, Inc., a Mississippi Corporation, and that for on behalf of the said corporation and as it's act and deed, **MELBA WOOTEN**, executed the above and foregoing instrument after having been duly authorized by said corporation so to do.

  
\_\_\_\_\_  
MELBA WOOTEN

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003

\_\_\_\_\_  
(SEAL)



## GRANTOR'S ADDRESS:

11 WEST CENTER STREET

HERNANDO, MS 38632

RES. PHONE: N/A

BUSINESS PHONE: 662-429-6361

## GRANTEE'S ADDRESS:

85 E. Center Street

Hernando, MS. 38632

RES. PHONE: N/A

BUSINESS PHONES: N/A

## PREPARED BY:

KENNETH E. STOCKTON

ATTORNEY AT LAW

5 W. COMMERCE STREET

HERNANDO, MS 38632

662-429-3469

MSB #9041

2001-232

This instrument is being re-recorded to correct a scrivener's error in the legal description.