

STATE MS. - DESOTO CO. ps

## QUITCLAIM DEED

JUL 14 3 42 PM '03 ps

JAMES R. SEAY, SR.

GRANTOR (S)

TO

BK 448 PG 240  
W.E. DAVIS CH. CLK.

THE CHARLESTON GROUP, LLC

GRANTEE (S)

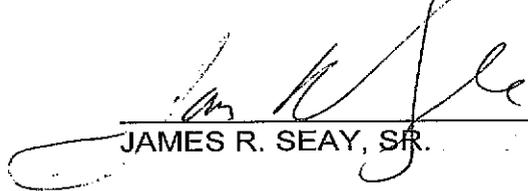
For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JAMES R. SEAY, SR., do hereby quitclaim and release to THE CHARLESTON GROUP, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY all of my right, title and interest in and to the property lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Beginning at a point at the intersection of the south line of section 1, Township 3 South, Range 8 West, DeSoto County, Mississippi, and the west right of way of U.S. Highway 51, said point being 1668.8 feet west of the southeast corner of said Section; thence North along the west right of way of U.S. Highway 51 a distance of 50 feet to the point of beginning of the following land; thence South 84 degrees, 42 minutes West 940.6 feet to a point in the east right of way of Old Highway 51 (50 feet wide); thence North 1 degrees 12 minutes West along said right of way 473.8 feet to a point; thence North 84 degrees 42 minutes East 902.6 feet to a point in the west right of way of U.S. Highway 51; thence South 5 degrees 42 minutes East along said right of way 472.5 feet to the point of beginning and containing 10.01 acres, more or less. All bearings are magnetic. As per survey of J.F. Lauderdale, Civil Engineer, dated April, 1977, and being the same property conveyed by Quitclaim Deed filed at 10:30 A.M., June 19, 1985 as recorded in deed Book 178, Page 699, in the office of the Chancery Clerk of DeSoto County, Mississippi. Said property being located in the Southwest Quarter of the Southeast Quarter of the above-noted Section, Township and Range in DeSoto County, Mississippi.

The property herein conveyed is subject to building restrictions, covenants and easements of record and to the rules and regulations of the DeSoto County, Mississippi

Possession is given on delivery of this deed.

WITNESS MY SIGNATURE on this the 11th day of July, 2003.

  
\_\_\_\_\_  
JAMES R. SEAY, SR.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state on this the 11th day of July, 2003, within my jurisdiction, the within named JAMES R. SEAY, SR., who acknowledged that he executed the above and foregoing instrument.

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

My Commission Expires:  
MY COMMISSION EXPIRES SEPT 24, 2003

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

GRANTORS' ADDRESS:  
11 Park Street  
Hernando, MS 38632  
RES. TEL.: 662-429-6108  
BUS. TEL.: 662-429-6108

GRANTEES' ADDRESS:  
11 Park Street  
Hernando, MS 38632  
RES. TEL.: N/A  
BUS. TEL.: N/A

**No title work requested and no title certificate issued by preparer of deed.**

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

