

PREPARED BY AND RETURN TO:  
FILE NO: 03080097

BK 0454 PG 0322

**REALTY TITLE**

6397 Goodman Road, Suite 109  
Olive Branch, MS 38654  
Phone Number: (662) 893-8077

STATE MS.-DESOTO CO. *BC*  
*BC*

SEP 29 3 51 PM '03

**WARRANTY  
DEED**

Susan Greer - GRANTOR

*454* PG *322*  
W.F. DAVIS CH. CLK.

Guy Rivers - GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the Susan Greer does hereby sell, convey and warrant unto Guy Rivers, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Part of the Southwest Quarter of Section 23, Township 3 South, Range 6 West, DeSoto County, Mississippi and more particularly described as follows to-wit:  
Commencing at a point commonly accepted as the Southwest Corner of said Quarter Section; thence run North 00° 13' 33" East a distance of 204.50 feet to a ½" steel bar at the Southwest Corner of property commonly known as the old gin lot; thence continue North 00° 13' 33" East a distance of 193.50 feet along the said West line of said lot to a ½" steel bar at the Northwest Corner of said lot; thence run South 89° 41' 36" East a distance of 280.50 feet along the North line of said gin lot to a ½" steel bar on the East line of the Nora Allen Elder property; thence run 00° 13' 33" East a distance of 174.25 feet along the East line of said Elder property to a ½" steel bar; thence run South 89° 41' 36" East a distance of 51.46 feet to a point on the West right-of-way line of the Mississippi Highway 301 (80 feet wide); thence run Southeasterly a distance of 195.18 feet along said West right-of-way line a curve to the right (R=1712.46', D=06° 31' 49"), to the Northeast corner of the Shalon Hazan property; thence run North 88° 46' 00" West a distance of 145.71 feet along the North line of said Hazan property on the East and the North line of the Cockrum Methodist Church on the West to a ½" steel bar on the East line of said gin lot; thence run South 00° 13' 33" West a distance of 175.23 feet along gin lot East line to a steel fence post at the Southeast Corner of said gin lot; thence run North 89° 40' 52" West a distance of 193.50 feet along the South line of said gin lot to the Point of Beginning and containing 1.15 acres, more or less. Bearings are based on true North as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated March 18, 1992.

Less and Except:

Part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 6 West, DeSoto County, Mississippi and more particularly described as follows to-wit:

Commencing at a point commonly accepted as the Southwest Corner of the Southwest Quarter of said Section 23; thence run North 00° 04' 11" West a distance of 204.50 feet along the East line of Section 22 to a fence corner and the Point of Beginning; thence continue North 00° 04' 11" West a distance of 193.50 feet along the said Section 22 East line to a 36" pecan tree; thence run South 89° 59' 20" East a distance of 339.47 feet to a 5/8" steel bar on the West right-of-way line of Mississippi Highway 305; thence run Southwesterly along a curve to the right (D=00° 41' 30", R=1712.46', CD=S 00° 43' 34" W, LC=20.67') a distance of 20.67 feet along said West right-of-way line to a 5/8" steel bar at the Northeast corner of the J.W. Sullivan property; thence run North 89° 03' 44" West a distance of 145.71 feet along the North line of said Sullivan property to the East and the Northerly line of the Cockrum Methodist Church property to the West to a steel fence rail; thence run South 00° 04' 11" East a distance of 175.23 feet along said Methodist Church Northerly line to a fence corner; thence run North 89° 58' 36" West a distance of 193.50 feet along said Methodist Church Northerly line and a chain-link fence to the Point of Beginning and containing 0.92 acres, more or less. Bearings are based on true North as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated July 17, 2001.

Susan Greer is one and the same person as Suzan Farrow.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 24 day of September, 2003.

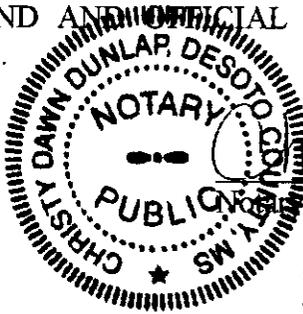
Susan Greer  
Susan Greer

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Susan Greer, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 24 day of September 2003.

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 9, 2004  
BONDED THRU STEGALL NOTARY SERVICE



Dawn Dunlap Pharr  
Public

Grantors' Address:  
1700 Greer Road

Coldwater, MS 38618

Phone # 662-233-2445  
Phone# N/A

Grantees' Address:  
13082 Sandburne W.

Olive Branch, MS 38654

Phone # 662-890-9447  
Phone# 662-233-2607

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