

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Gary K. Shettles and Debra L. Shettles, husband and wife, Grantors, and Jaefis N. Totten and Jennifer F. Totten, husband and wife, Grantees,

## WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of Mississippi, and more particularly described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

\\hdsouthaven\sys\USERS\Melissa\803623\Warranty Deed.wpd

STATE MS. - DESOTO CO. *bc*  
FILED *rk*

OCT 3 3 15 PM '03

BY 455 PG 37  
T. DAVIS, CH. CLK.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 30th day of September, 2003.

*Gary K. Shettles*  
Gary K. Shettles

*Debra L. Shettles*  
Debra L. Shettles

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Gary K. Shettles and Debra L. Shettles, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 30th day of September, 2003.



*Melissa Patrick*  
NOTARY PUBLIC

My Commission Expires:

ADDRESS OF GRANTORS:  
*1641 Yorkhaven Dr.  
Hom Lake, MS 38637  
Home: 662-342-4713  
Work: 901-794-8383*

ADDRESS OF GRANTEEES:  
20 Nesbit Road  
Nesbit, Mississippi 38651  
Home: *662-342-0145*  
Work: *901-775-1424*

PREPARED BY AND RETURN TO:  
HOLCOMB DUNBAR, P.A.  
P. O. BOX 190  
SOUTHAVEN, MS 38671-0190  
(662) 349-0664

FILE# 803623

BK0455PG0039

**DESCRIPTION:**

**PART OF THE SOUTHWEST QUARTER OF SECTION 20, T-2-S, R-8-W,  
DESOTO COUNTY MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS, TO-WIT:**

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE  
N 89°59'58" E ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF  
1605.30 FEET TO A POINT; THENCE N 00°52'57" W A DISTANCE OF 37.29  
FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH  
SIDE OF NESBIT ROAD (40 FEET FROM CENTERLINE); THENCE N  
00°52'57" W A DISTANCE OF 373.82 FEET TO THE CENTERLINE OF A  
DITCH; THENCE N 42°45'58" W ALONG SAID CENTERLINE OF DITCH A  
DISTANCE OF 95.90 FEET; THENCE N 81°27'13" W ALONG SAID  
CENTERLINE OF DITCH A DISTANCE OF 106.17 FEET; THENCE N 70°34'39"  
W ALONG SAID CENTERLINE OF DITCH A DISTANCE OF 168.87 FEET;  
THENCE N 70°54'52" W ALONG SAID CENTERLINE OF DITCH A DISTANCE  
OF 107.58 FEET; THENCE N 89°05'21" W ALONG SAID CENTERLINE OF  
DITCH A DISTANCE OF 55.41 FEET TO THE INTERSECTION OF A DITCH  
CENTERLINE OF FROM THE NORTHEAST; THENCE ALONG SAID  
CENTERLINE OF DITCH TO THE NORTHEAST, N 39°48'03" E A DISTANCE  
OF 144.41 FEET; THENCE N 49°48'11" E ALONG SAID CENTERLINE OF  
DITCH A DISTANCE OF 419.17 FEET; THENCE N 56°01'41" E ALONG SAID  
CENTERLINE OF DITCH A DISTANCE OF 153.45 FEET TO A PROPERTY  
LINE FENCE; THENCE S 00°00'05" W ALONG SAID FENCE A DISTANCE OF  
679.96 FEET; THENCE S 00°52'57" E ALONG SAID FENCE A DISTANCE OF  
373.82 FEET TO THE NORTH LINE OF NESBIT ROAD (40 FEET FROM  
CENTERLINE); THENCE S 89°40'17" W ALONG SAID NORTH LINE OF  
NESBIT ROAD A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING  
AND CONTAINING 4.83 ACRES.**

**DESCRIPTION IS BASED ON A SURVEY BY NEWTON E LAND III, PLS OF  
LAND SURVEYING COMPANY, COLDWATER, MISSISSIPPI, DATED  
SEPTEMBER 4, 2001.**