

W.J. McGOWEN, GRANTOR

TO

WARRANTY DEED

VIRGIE L. MASSIE, GRANTEEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, W.J. McGOWEN, hereby sells, conveys, and warrants unto the Grantee VIRGIE L. MASSIE, the land in DeSoto County, Mississippi, being more particularly described as follows:

3.0 acres in the northwest quarter of Section 28, Township 2 South, Range 8 West, commencing at a point commonly accepted as the northwest corner of said quarter section; thence run south on the section line 2,181.43 feet to a point; thence run north 86 degrees, 47 minutes, 58 seconds east a distance of 45.19 feet to a point in the east line of Horn Lake Road (at the southwest corner of the Thornton 2 acres conveyed by the Deed in Book 281, Page 93); thence with Thornton's south line an extension thereof run north 86 degrees, 47 minutes, 58 seconds east a distance of 646 feet to a point; thence run south 2 degrees, 29 minutes, 33 seconds east a distance of 194 feet to a point; thence run south 86 degrees, 47 minutes, 58 seconds west a distance of 656 feet to a point in the east line of said road; thence run north 2 degrees, 29 minutes, 33 seconds west on the east right of way line of said road 194 feet to the point of beginning and containing 3.0 acres, more or less.

This is the same land conveyed to the Grantor by the Deed in Deed Book 400, Page 701.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. The warranty in this deed is subject to any prior conveyance or reservation of minerals of every kind and character, including but not limited to current or prior owners. No reservation is made by Grantor herein however with this conveyance. Taxes for 2003 will be paid by the Grantee when due. Possession is to be given upon delivery of this Deed.

STATE MS. - DESOTO CO.

DEC 15 4 00 PM '03

460 PG 423  
 DEPT. OF REVENUE CH. CLK.

BK0460PG0424

EXECUTED this the 15<sup>th</sup> day of DECEMBER, 2003.

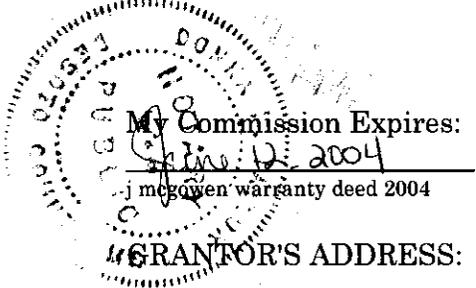
W. J. MCGOWEN  
W.J. MCGOWEN, GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named W.J. McGowen who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 15<sup>th</sup> day of December, 2003.

*Donna M Taylor*  
Notary Public



GRANTOR'S ADDRESS: 915 Hill Street, Hernando, MS 38632  
Home #:662-429-9575 Business #: N/A

GRANTEE'S ADDRESS: 1590 Horn Lake Rd., Nesbit, MS 38651  
Home #: N/A Business #:N/A

Prepared by:  
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