

BK 0465 PG 0143

STATE MS.-DESOTO CO. *we*  
FILED *be*

FEB 18 11 09 AM '04

BK 465 PG 143  
W.E. DAVIS CH. CLK.

Prepared by and return to:  
N. MS Title, Inc.  
Hugh H. Armistead, Attorney  
P.O. Box 609  
Olive Branch, MS 38654  
(662) 895-4844

**DIVISION DEED**

**WHEREAS**, on the 22<sup>nd</sup> day of April, 2000, Erma Floy McLeod, an adult resident citizen of DeSoto County, Mississippi, died seized of approximately 40 acres of land situated in Section 5, Township 3 South, Range 6 West, DeSoto County, Mississippi, her estate being probated in Cause No. 02-6-870B in the Chancery Court of DeSoto County, Mississippi;

**WHEREAS**, pursuant to her Last Will and Testament, Erma Floy McLeod bequeathed a certain unimproved 30 acre tract to her four children, namely: James Russell Boatwright, Jr., Deborah B. McBride (Harper), Marilyn B. Winsett, and Leonard M. Boatwright;

**WHEREAS**, the above-named beneficiaries now desire to divide the said 30 acres into four (4) tracts pursuant to a survey prepared by Hensley Land Surveying dated September 29, 2003, with said survey being attached hereto;

**THEREFORE**, in consideration of the premises, the beneficiaries, together with Bob McLeod, the surviving spouse of Erma Floy McLeod, do hereby sell, convey, divide and warrant as follows:

**CONVEYANCE OF TRACT 1**

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, **JAMES RUSSELL BOATWRIGHT, JR., DEBORAH BOATWRIGHT MCBRIDE HARPER, MARILYN BOATWRIGHT WINSETT, LEONARD M. BOATWRIGHT, and BOB MCLEOD**, do hereby sell, convey and warrant unto **DEBORAH BOATWRIGHT MCBRIDE HARPER**, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

**Tract 1: 7.55 acres in Northwest and Southwest Quarters of Section 5, Township 3, Range 6, DeSoto County, Mississippi**, described as: Commencing at the commonly accepted southeast corner of the north half of the north half of the southwest quarter of Section 5, Township 3 South, Range 6 West, DeSoto County, Mississippi, said point being a 1/2 inch rebar set in the north side of a 48" oak tree in a fence corner; thence North 0 degrees 52 minutes 50 seconds West along the Wooten west line, a distance of 259.59 feet to a 1/2 inch rebar set; thence North 0 degrees 52 minutes 50 seconds West along said line, a distance of 259.23 feet to a 1/2 inch rebar set; thence North 0 degrees 52 minutes 50 seconds West along said west line, a distance of 258.87 feet to a 1/2 inch rebar set being the POINT OF BEGINNING; thence South 89 degrees 41 minutes 04 seconds West a distance of 1271.49 feet to a 1/2 inch rebar set in the east line of Craft Road (40 feet from center); thence North 1 degree 16 minutes 19 seconds West along said east line, a distance of 263.92 feet to the southwest corner of the Snyder tract (x-tie post 9.09 feet west on line); thence South 89 degrees 49 minutes 52 seconds East along said

south line and fence line, a distance of 1273.45 feet to a 1/2 inch rebar; thence South 0 degrees 52 minutes 50 seconds East along the west line of the Wooten tract, a distance of 253.12 feet to the POINT OF BEGINNING; said described tract containing 7.55 acres, more or less.

### CONVEYANCE OF TRACT 2

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, **JAMES RUSSELL BOATWRIGHT, JR., DEBORAH BOATWRIGHT MCBRIDE HARPER, MARILYN BOATWRIGHT WINSETT, LEONARD M. BOATWRIGHT, and BOB MCLEOD**, do hereby sell, convey and warrant unto **JAMES RUSSELL BOATWRIGHT, JR. and wife, TERRI DEAN BOATWRIGHT**, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

**Tract 2: 7.55 acres in Northwest and Southwest Quarters of Section 5, Township 3, Range 6, DeSoto County, Mississippi**, described as: Commencing at the commonly accepted southeast corner of the north half of the north half of the southwest quarter of Section 5, Township 3 South, Range 6 West, DeSoto County, Mississippi, said point being a 1/2 inch rebar set in the north side of a 48" oak tree in a fence corner; thence North 0 degrees 52 minutes 50 seconds West along the west line of the Wooten property, a distance of 259.59 feet to a 1/2 inch rebar set; thence North 0 degrees 52 minutes 50 seconds West along said line, a distance of 259.23 feet to a 1/2 inch rebar set being the POINT OF BEGINNING; thence South 89 degrees 41 minutes 04 seconds West a distance of 1269.72 feet to a 1/2 inch rebar set in the east line of Craft Road (40 feet from center); thence North 1 degree 16 minutes 19 seconds West along said east line, a distance of 258.89 feet to a 1/2 inch rebar set; thence north 89 degrees 41 minutes 04 seconds East, distance of 1271.49 feet to a 1/2 inch rebar set in the west line of said Wooten tract; thence South 0 degrees 52 minutes 50 seconds East along said west line, a distance of 258.87 feet to the POINT OF BEGINNING; said described tract containing 7.55 acres, more or less.

### CONVEYANCE OF TRACT 3

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, **JAMES RUSSELL BOATWRIGHT, JR., DEBORAH BOATWRIGHT MCBRIDE HARPER, MARILYN BOATWRIGHT WINSETT, LEONARD M. BOATWRIGHT, and BOB MCLEOD**, do hereby sell, convey and warrant unto **MARILYN BOATWRIGHT WINSETT**, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

**Tract 3: 7.55 acres in Northwest and Southwest Quarters of Section 5, Township 3, Range 6, DeSoto County, Mississippi**, described as: Commencing at the commonly accepted southeast corner of the north half of the north half of the southwest quarter of Section 5, Township 3 South, Range 6 West, DeSoto County, Mississippi, said point being a 1/2 inch rebar set in the north side of a 48" oak tree in a fence corner; thence North 0 degrees 52 minutes 50 seconds West along the west line of the Wooten property, a distance of 259.59 feet to a 1/2 inch rebar set being the POINT OF BEGINNING; thence South 89 degrees 41 minutes 04 seconds West, a distance of 1267.95 feet to a 1/2 inch rebar set in the east line of Craft Road (40

feet from center); thence North 1 degree 16 minutes 19 seconds West along said east line, a distance of 259.25 feet to a 1/2 inch rebar set; thence North 89 degrees 41 minutes 04 seconds East, distance of 1269.72 feet to a 1/2 inch rebar set in the west line of said Wooten tract; thence South 0 degrees 52 minutes 50 seconds East along said west line, a distance of 259.23 feet to the POINT OF BEGINNING; said described tract containing 7.55 acres, more or less.

#### CONVEYANCE OF TRACT 4

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, **JAMES RUSSELL BOATWRIGHT, JR., DEBORAH BOATWRIGHT MCBRIDE HARPER, MARILYN BOATWRIGHT WINSETT, LEONARD M. BOATWRIGHT and BOB MCLEOD**, do hereby sell, convey and warrant unto **LEONARD M. BOATWRIGHT and wife, TERESA D. BOATWRIGHT**, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

**Tract 4: 7.55 acres in Northwest and Southwest Quarters of Section 5, Township 3, Range 6, DeSoto County, Mississippi**, described as: Commencing at the commonly accepted southeast corner of the north half of the north half of the southwest quarter of Section 5, Township 3 South, Range 6 West, DeSoto County, Mississippi, said point being a 1/2 inch rebar set in the north side of a 48" oak tree in a fence corner being the POINT OF BEGINNING; thence South 89 degrees 41 minutes 04 seconds West along the north line of the Vaughn property, a distance of 1266.18 feet to a 1/2 inch rebar set in the east line of Craft Road (40 feet from center); thence North 1 degree 16 minutes 19 seconds West along said east line, a distance of 259.61 feet to a 1/2 inch rebar set; thence North 89 degrees 41 minutes 04 seconds East, a distance of 1267.95 feet to a 1/2 inch rebar set in the west line of the Wooten property; thence South 0 degrees 52 minutes 50 seconds East along said west line, a distance of 259.59 feet to the POINT OF BEGINNING; said described tract containing 7.55 acres, more or less.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

Grantors warrant that the land herein conveyed does not constitute homestead property, and Bob McLeod, the surviving spouse of Erma Floy McLeod, joins in this conveyance for all purposes.

Taxes for the year 2004 are to be paid by the Grantees, and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the **6th day of February, 2004**.

  
**JAMES RUSSELL BOATWRIGHT, JR.**

Deborah Boatwright McBride Harper  
DEBORAH BOATWRIGHT MCBRIDE HARPER

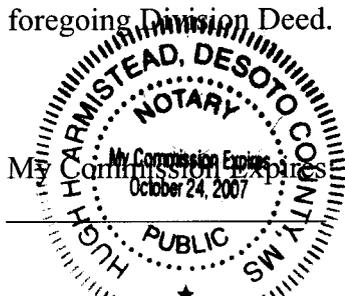
Marilyn Boatwright Winsett  
MARILYN BOATWRIGHT WINSETT

Leonard M. Boatwright  
LEONARD M. BOATWRIGHT

Bob McLeod  
BOB MCLEOD

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

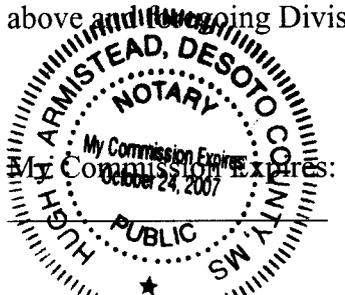
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6<sup>th</sup> day of February, 2004, within my jurisdiction, the within named JAMES RUSSELL BOATWRIGHT, JR., who acknowledged that he executed the above and foregoing Division Deed.



[Signature]  
NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6<sup>th</sup> day of February, 2004, within my jurisdiction, the within named DEBORAH BOATWRIGHT MCBRIDE HARPER, who acknowledged that she executed the above and foregoing Division Deed.



[Signature]  
NOTARY PUBLIC

STATE OF ARKANSAS  
COUNTY OF Washington

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 11 day of February, 2004, within my jurisdiction, the within named MARILYN BOATWRIGHT WINSETT, who acknowledged that she executed the above and foregoing Division Deed.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
12-15-2005

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6<sup>th</sup> day of February, 2004, within my jurisdiction, the within named **LEONARD M. BOATWRIGHT**, who acknowledged that he executed the above and foregoing Division Deed.

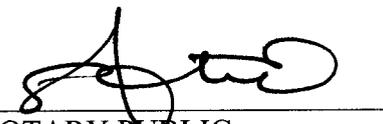


  
NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6<sup>th</sup> day of February, 2004, within my jurisdiction, the within named **BOB MCLEOD**, who acknowledged that he executed the above and foregoing Division Deed.



  
NOTARY PUBLIC

James Russell Boatwright, Et Ux Address: 2999 Tamerlane Lane, Germantown, TN 38138  
Home # (901) 759-2053; Work # (901) 335-9338

Deborah B. McBride Harper Address: 8693 Millbranch, Southaven, MS 38671  
Home # (662) 393-5187; Work # (901) 489-9387

Marilyn Boatwright Winsett Address: 1226 Vista Place, Fayetteville, AR 72703  
Home # (479) 521-8663; Work # (479) 871-1820

Leonard M. Boatwright, Et Ux Address: 164 Craft Road, Hernando, MS 38632  
Home # (662) 895-6784; Work # (901) 734-3592

Bob McLeod Address: 7383 Chatham Pond Circle N., Memphis, TN 38135  
Home # (901) 388-8569; Work # Same

## TRACT 1

*Commencing at the commonly accepted southeast corner of the north half of the north half of the southwest quarter of Section 5, Township 3 South, Range 6 West, Desoto County, Mississippi being a 1/2" rebar set in the north side of a 48" oak tree in a fence corner ; thence N 0°52'50" W along the Wooten west line, a distance of 259.59 feet to a 1/2" rebar set; thence N 0°52'50" W along said line, a distance of 259.23 feet to a 1/2" rebar set; thence N 0°52'50" W along said west line, a distance of 258.87 feet to a 1/2" rebar set being the POINT OF BEGINNING; thence S 89°41'04" W, a distance of 1271.49 feet to a 1/2" rebar set in the east line of Craft road(40' from center); thence N 1°16'19" W along said east line, a distance of 263.92 feet to the southwest corner of the Snyder tract(x-tie post 9.09' west on line); thence S 89°49'52" E along said south line and fence line, a distance of 1273.45 feet to a 1/2" rebar; thence S 0°52'50" E along the west line of the Wooten tract, a distance of 253.12 feet to the POINT OF BEGINNING; said described tract containing 7.55 Acres, more or less.*

## TRACT 2

*Commencing at the commonly accepted southeast corner of the north half of the north half of the southwest quarter of Section 5, Township 3 South, Range 6 West, Desoto County, Mississippi being a 1/2" rebar set in the north side of a 48" oak tree in a fence corner; thence N 0°52'50" W along the west line of the Wooten property, a distance of 259.59 feet to a 1/2" rebar set; thence N 0°52'50" W along said line, a distance of 259.23 feet to a 1/2" rebar set the POINT OF BEGINNING; thence S 89°41'04" W, a distance of 1269.72 feet to a 1/2" rebar set in the east line of Craft road (40' from center); thence N 1°16'19" W along said east line, a distance of 258.89 feet to a 1/2" rebar set; thence N 89°41'04" E, a distance of 1271.49 feet to a 1/2" rebar set in the west line of said Wooten tract; thence S 0°52'50" E along said west line, a distance of 258.87 feet to the POINT OF BEGINNING; said described tract containing 7.55 Acres, more or less.*

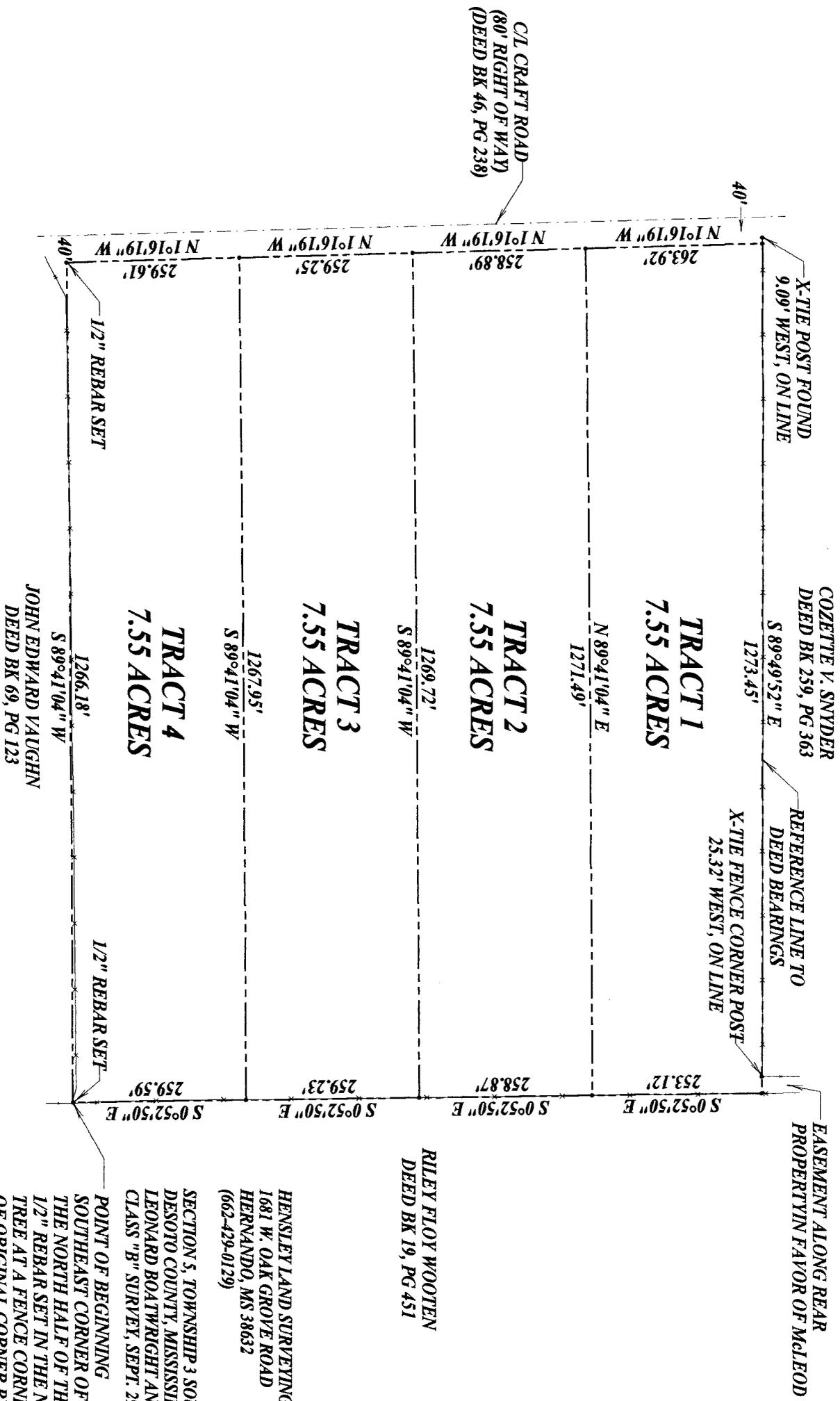
## TRACT 3

*Commencing at the commonly accepted southeast corner of the north half of the north half of the southwest quarter of Section 5, Township 3 South, Range 6 West, Desoto County, Mississippi being a 1/2" rebar set in the north side of a 48" oak tree in a fence corner; thence N 0°52'50" W along the west line of the Wooten property, a distance of 259.59 feet to a 1/2" rebar set being the POINT OF BEGINNING; thence S 89°41'04" W, a distance of 1267.95 feet to a 1/2" rebar set in the east line of Craft road (40' from center); thence N 1°16'19" W along said east line, a distance of 259.25 feet to a 1/2" rebar set; thence N 89°41'04" E, a distance of 1269.72 feet to a 1/2" rebar set in the west line of said Wooten tract; thence S 0°52'50" E along said west line, a distance of 259.23 feet to the POINT OF BEGINNING; said described tract containing 7.55 Acres, more or less.*

## TRACT 4

*Commencing at the commonly accepted southeast corner of the north half of the north half of the southwest quarter of Section 5, Township 3 South, Range 6 West, Desoto County, Mississippi, said point being a 1/2" rebar set in the north side of a 48" oak tree in a fence corner being the POINT OF BEGINNING; thence S 89°41'04" W along the north line of the Vaughn property, a distance of 1266.18 feet to a 1/2" rebar set in the east line of Craft road(40' from center); thence N 1°16'19" W along said east line, a distance of 259.61 feet to a 1/2" rebar set; thence N 89°41'04" E, a distance of 1267.95 feet to a 1/2" rebar set in the west line of the Wooten property; thence S 0°52'50" E along said west line, a distance of 259.59 feet to the POINT OF BEGINNING; said described tract containing 7.55 Acres, more or less.*

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI



COZETTE V. SNYDER  
DEED BK 259, PG 363

S 89°49'52" E  
1273.45'

REFERENCE LINE TO  
DEED BEARINGS  
X-TIE FENCE CORNER POST  
25.32' WEST, ON LINE

EASEMENT ALONG REAR  
PROPERTY IN FAVOR OF McLEOD

TRACT 1  
7.55 ACRES

N 89°41'04" E  
1271.49'

TRACT 2  
7.55 ACRES

S 89°41'04" W  
1269.72'

TRACT 3  
7.55 ACRES

S 89°41'04" W  
1267.95'

TRACT 4  
7.55 ACRES

S 89°41'04" W  
1266.18'

JOHN EDWARD VAUGHN  
DEED BK 69, PG 123

RILEY FLOY WOOTEN  
DEED BK 19, PG 451

HENSLEY LAND SURVEYING  
1681 W. OAK GROVE ROAD  
HERNANDO, MS 38632  
(662-429-0129)

SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 WEST,  
DESOTO COUNTY, MISSISSIPPI  
LEONARD BOATWRIGHT AND FAMILY PROPERTY  
CLASS "B" SURVEY, SEPT. 29, 2003, SCALE 1" = 200'

POINT OF BEGINNING  
SOUTHEAST CORNER OF THE NORTH HALF OF  
THE NORTH HALF OF THE SOUTHWEST QUARTER  
1/2" REBAR SET IN THE NORTH SIDE OF A 48" OAK  
TREE AT A FENCE CORNER AS PER PAROLE EVIDENCE  
OF ORIGINAL CORNER BY ADJOINING LANDOWNERS



- NOTES:
1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY THAT MAY APPLY
  2. 1/2" REBARS SET ON ALL CORNERS UNLESS OTHERWISE NOTED

