

BK0466PG0563

Prepared By & Return To:
Barry W. Bridgforth, Jr.
P. O. Box 241
Southaven, MS 38671
(601) 393-4450

STATE MS.-DESOTO CO. *mc*
FILED *mc*

MAR 5 8 59 AM '04

NO TITLE WORK REQUESTED
AND NON PERFORMED

BK 466 PG 563

QUITCLAIM DEED RESERVING LIFE ESTATE

**JAMES T. CHANDLER AND
IMOGENE P. CHANDLER**

GRANTORS

TO

**VICKY CHANDLER CARLTON,
JAN CHANDLER MORGAN and
TROY DAVID CHANDLER**

GRANTEES

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, the undersigned, **James T. Chandler and Imogene P. Chandler**, do hereby sell, convey and quitclaim unto **Vicky Chandler Carlton, Jan Chandler Morgan and Troy David Chandler**, as tenants in common, all of our interest in the within described property, reserving a life estate for and during the natural life of James T. Chandler and Imogene P. Chandler, in the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Part of the Southwest Quarter of Section 12, Township 2 South, Range 7 West, DeSoto County, Mississippi, described as commencing at the Northeast corner of the Southwest Quarter of Section 12, Township 2 South, Range 7 West, thence South 05° 30' East 2105.7 feet to an iron pin, being the point of beginning; thence South 05° 30' East 150.0 feet to an iron pin; thence North 89° 32' West 218.0 feet to an iron pin; thence South 18° 45' West 452.19 feet to an iron pin; thence South 85° 58' West 681.42 feet to an iron pin; thence North 0° 54' West 518.26 feet to an iron pin; thence North 84° 11' East 1042.15 feet to the point of beginning, containing 10.10 acres, more or less.

Also a permanent right of ingress and egress across the existing private driveway, extending from the Northeast corner of said 10.10 acre tract; along the East line of Grantor's remaining 30.29 acre tract, a distance of 1310 feet, more or less, to the intersection of said private driveway with Pleasant Hill Road

Less and Except:

1.70 acres conveyed to Troy David Chandler in Book 186, Page 243, described as follows:

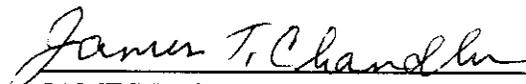
A 2.70 acre tract in Section 12, Township 2 South, Range 7 West. Beginning at the Southeast corner of tract 5 of the Division of the Dudley B. Bridgforth 54.34 acre tract in Section 12, Township 2 South, Range 7 West, DeSoto County, Mississippi; thence South 86° 23' 53" West along the South line of tract 5 a distance of 358.16 feet to a point; thence North 18° 31' 06" East, 361.06 feet to a point; thence Eastwardly along a curve to the left having a radius of 250.0 feet, a distance of 206.03 feet to a point; thence North 63° 31' 41" East, 132.0 feet to an interior corner of tract 5; thence South 18° 31' 06" West along the east line of tract 5 a distance of 452.19 feet to the point of beginning and containing 2.70 acres.

Being all and the same property acquired by Grantors herein by Warranty Deed recorded in Book 125 Page 579 in the office of the Chancery Clerk of DeSoto County, Mississippi.

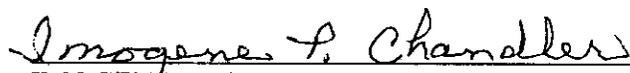
Grantors shall be responsible for taxes during his or her lifetime.

This conveyance is made subject to the aforementioned reservation of life estate by James T. Chandler and Imogene P. Chandler in the subject property. 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 for the City of Olive Branch, DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

WITNESS our signatures this 3rd day of March, 2004.



 JAMES T. CHANDLER



 IMOGENE P. CHANDLER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforementioned, the within named JAMES T. CHANDLER and IMOGENE P. CHANDLER, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned as their free and voluntary act and deed for the purposes expressed therein.

Given under my hand and official seal this the 3rd day of March 2004.

My Commission Expires
8/30/2006



Dawn S. Franz
Notary Public

Grantors' Address:
4085 Sandidge Road Extension
Olive Branch, MS 38654
Phone - (662) 895-3163 (hm)
(wk) N/A

Grantees' Address:
4095 Sandidge Road Extension
Olive Branch, MS 38654
Phone - (662) 893-2459 (hm)
(wk) N/A