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STATE MS.-DESOTO
MAR 26 2 17 PM '04
BRIDGFORTH & BUNTIN
P.O. Box 241
Southaven, MS 38671
Prepared By:
468 PG 150
M.E. DAVIS CH. CLK.

Prepared by and Return to:
Michael E. Hewgley, Attorney
6305 Humphreys Boulevard, Suite 108
Memphis, TN 38120

WARRANTY DEED

GERALD L. BEASLEY and wife,
CAROLYN BEASLEY

GRANTORS

TO

JAMES E. SANDY and wife,
PATRICIA D. SANDY

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, GERALD L. BEASLEY and wife, CAROLYN BEASLEY, do hereby sell, convey and warrant unto JAMES E. SANDY and wife, PATRICIA D. SANDY, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given by March 20, 2004.

Witness our signatures this the 10th day of March, 2004.

Gerald L. Beasley
GERALD L. BEASLEY
Carolyn Beasley
CAROLYN BEASLEY

STATE OF TENNESSEE:
COUNTY OF SHELBY :

Personally appeared before me, the undersigned authority in and for said County and State, on this 10th day of March, 2004, within my jurisdiction, the within named GERALD L. BEASLEY and wife, CAROLYN BEASLEY, who acknowledged that they executed the above and foregoing instrument.

My Commission expires: 9/28/04
Edith M. Al-Masri
EDITH M. AL-MASRI
NOTARY PUBLIC
AT LARGE
SHELBY COUNTY, TENNESSEE
COMM. EXP. 9-28-04

Grantor Address & Phone:

Gerald L. Beasley
Carolyn Beasley
779 Cedar Crossing
Hernando, MS 38632

Phone: 901 794-2940

662-429-5797

Grantee Address & Phone:

James E. Sandy
Patricia D. Sandy
4117 Swinnea Road
Southaven, MS 38671

Phone: 662 349-9773

901-335-9773

BEGINNING AT A POINT THAT IS $N00^{\circ} 32' 34'' E$ A DISTANCE OF 543.05 FEET AND $N89^{\circ} 33' 03'' W$ A DISTANCE OF 40.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAID POINT BEING THE WEST RIGHT OF WAY OF SWINNEA ROAD; THENCE $N 89^{\circ} 33' 03'' W$ ($N89^{\circ} 34' 34'' W-C$) A DISTANCE OF 1092.00 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF THE CREEK FOR THE FOLLOWING COURSES:

$N20^{\circ} 41' 00'' W$ ($N20^{\circ} 42' 31'' W-C$) A DISTANCE OF 74.56 FEET
 $N30^{\circ} 01' 20'' W$ ($N30^{\circ} 02' 51'' W-C$) A DISTANCE OF 68.72 FEET
 $N35^{\circ} 14' 18'' W$ ($N35^{\circ} 16' 47'' W-C$) A DISTANCE OF 134.74 FEET (134.77 FEET-C)
 $N51^{\circ} 06' 33'' W$ ($N51^{\circ} 08' 04'' W-C$) A DISTANCE OF 53.12 FEET
 $S87^{\circ} 54' 33'' W$ ($S87^{\circ} 53' 02'' W-C$) A DISTANCE OF 146.00 FEET
 $N57^{\circ} 46' 42'' W$ ($N57^{\circ} 48' 13'' W-C$) A DISTANCE OF 111.42 FEET
 $N49^{\circ} 27' 07'' W$ ($N49^{\circ} 28' 38'' W-C$) A DISTANCE OF 274.98 FEET
 $N83^{\circ} 35' 06'' W$ ($N83^{\circ} 36' 37'' W-C$) A DISTANCE OF 112.84 FEET
 $N51^{\circ} 17' 29'' W$ ($N51^{\circ} 19' 00'' W-C$) A DISTANCE OF 181.73 FEET (59.14 FEET-C)
 $N21^{\circ} 44' 14'' W$ (NO CALL FOR THIS COURSE IN RECORD DEED AT DEED BOOK 188, PAGE 801) A DISTANCE OF 59.14 FEET;

THENCE $N03^{\circ} 03' 08'' W$ ($N03^{\circ} 13' 16'' W-C$) A DISTANCE OF 95.34 FEET (95.37 FEET-C) TO A POINT MARKED WITH AN IRON PIN; THENCE $S89^{\circ} 34' 34'' E$ A DISTANCE OF 728.76 FEET TO A POINT MARKED WITH AN IRON PIN; THENCE $S00^{\circ} 28' 01'' W$ A DISTANCE OF 336.60 FEET TO A POINT MARKED WITH AN IRON PIN; THENCE $S89^{\circ} 33' 58'' E$ ($S89^{\circ} 34' 34'' E-C$) A DISTANCE OF 314.24 FEET (314.55 FEET-C) TO A POINT MARKED WITH AN IRON PIN; THENCE $S 01^{\circ} 46' 26'' W$ ($S01^{\circ} 44' 55'' W-C$) A DISTANCE OF 95.87 FEET (95.56 FEET-C) TO A POINT MARKED WITH AN IRON PIN; THENCE $S41^{\circ} 23' 55'' W$ ($S41^{\circ} 22' 24'' W-C$) A DISTANCE OF 138.33 FEET (138.23 FEET-C) TO A POINT MARKED WITH AN IRON PIN; THENCE $S89^{\circ} 33' 03'' E$ ($S89^{\circ} 34' 34'' E-C$) A DISTANCE OF 1058.15 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SWINNEA ROAD; THENCE $S00^{\circ} 30' 16'' W$ A DISTANCE OF 238.21 FEET TO THE POINT OF BEGINNING, CONTAINING 13.49 ACRES, MORE OR LESS. SUBJECT TO RIGHTS OF WAYS OF PUBLIC ROADS AND UTILITIES, ZONING AND SUBDIVISION REGULATIONS IN EFFECT AND EASEMENTS OF RECORD.

THERE ARE TWO POWER LINE EASEMENTS (DB.46, PG.453 AND DB.222, PG.74) AS SHOWN ON THE PLAT.

INDEXING INSTRUCTIONS: THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 7 WEST.