

BK 0471 PG 0456

STATE MS. - DESOTO CO. 

MAY 6 1 46 PM '04

OK 471 PG 456  
RE. BANKS CH. CLK.

RETURN TO: RAY HUNDLEY  
TRANSCONTINENTAL TITLE CO  
4033 TAMPA RD, SUITE 101  
OLDSMAR, FL 34677  
1-800-225-7897

Deal No. 10-213555 - 3

**Mail Tax Statements To:**  
James and Terri Nelson  
1056 Redbank Road  
Byhalia, MS 38611

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## QUIT CLAIM DEED

For and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid to the Grantor, herein by the Grantees herein, receipt of which is hereby acknowledged and for other good and valuable considerations also had and received, I, the undersigned KAZUO A. NELSON a/k/a JAMES KAZUO A. NELSON, a now married man, does hereby grant, bargain, sell, convey and deliver to JAMES KAZUO A. NELSON and TERRI L. NELSON, husband and wife, of 1056 Redbank Road, Byhalia, MS 38611, the following described real property lying and being situate in Desoto County, Mississippi, to wit:

THE LAND LYING AND BEING SITUATED IN DESOTO COUNTY,  
MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS,  
TO-WIT:

3.6 ACRES, MORE OR LESS, SITUATED IN THE SOUTHWEST  
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 2, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI,  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29,  
TOWNSHIP 2, RANGE 5 WEST AND RUN THENCE NORTH WITH  
THE SECTION LINE 345 FEET TO A POINT; THENCE RUN EAST  
210 FEET TO A STAKE ON THE EAST RIGHT OF WAY LINE OF  
THE RED BANKS PUBLIC ROAD FOR THE BEGINNING POINT;  
THENCE RUN EAST 387.3 FEET TO AN IRON PIN UNDER A WIRE  
FENCE; THENCE NORTH WITH SAID FENCE 875 FEET TO AN  
IRON PIN; THENCE WEST 86.7 FEET TO AN IRON PIN; THENCE  
SOUTH 15 DEG. 35 MIN. EAST 160.0 FEET TO AN IRON PIN;  
THENCE SOUTH 8 DEG. 30 MIN. WEST 280 FEET TO AN IRON PIN;  
THENCE WEST 208.8 FEET TO AN IRON PIN ON THE EAST RIGHT  
OF WAY LINE OF SAID RED BANKS ROAD; THENCE IN A  
SOUTHWESTWARDLY DIRECTION WITH THE SAID RIGHT OF  
WAY LINE 558.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KAZUO A. NELSON BY DEED FROM DEANA R. NELSON, RECORDED 10/16/1998 IN DEED BOOK 341 PAGE 445.

TAX PARCEL ID# 2059-2900.0-0001800 Phone # (662) #837-5519

And the said Grantor covenants with the Grantees, their successors and assigns, that it is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that it, the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

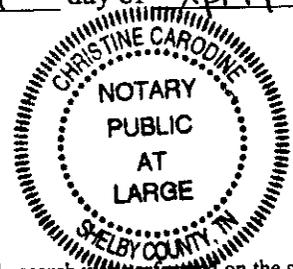
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 9th day of April, 2004.

*James Kazuo A Nelson*  
JAMES KAZUO A. NELSON a/k/a  
KAZUO A. NELSON

STATE OF MISSISSIPPI }  
COUNTY OF Marshall }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JAMES KAZUO A. NELSON a/k/a KAZUO A. NELSON, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and whom have acknowledged that he has executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid this 9th day of April, 2004.



*Christine Carodine*  
Notary Public  
My Commission expires: August 28, 2007

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared By:  
William E. Curphey & Associates, P.C.  
2605 Enterprise Road, Suite 155  
Clearwater, Florida 33759

## EXHIBIT "A"

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