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BK 474 PG 38
W.E. DAVIS CH. CLK.

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned JAMES A. COOK and wife, MARILYN S. COOK, hereinafter referred to as the GRANTORS, and DAVID CONRAD KILGORE, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEE to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, JAMES A. COOK and wife, MARILYN S. COOK, the GRANTORS do hereby and by these presents sell, convey, and warrant unto DAVID CONRAD KILGORE, the GRANTEE, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Part of Lot 2 of the O'Neal tract containing 7.58 acres located in Section 17, Township 2, South, Range 8 West, DeSoto County, Mississippi described as follows:

Commencing at the Southwest Corner of Section 17, Township 2 South, Range 8 West in DeSoto County, point being marked by an iron pin in the center of Star Landing Road and Fogg Road; Thence north 87 degrees 15 minutes east along the center of Star Landing Road 1798.36 feet to the Southwest Corner of Lot 2 of the O'Neal Tract, said point being the Point of Beginning of the 4.58 acre tract; Thence north 02 degrees 45 minutes east 1191.66 feet to an iron pipe; Thence south 87 degrees 11 minutes east 286.52 feet to an iron pipe; Thence south 02 degrees 43 minutes West 280.27 feet to an iron pipe; Thence north 87 degrees 15 minutes west 143.26 feet to an iron pipe; Thence south 02 degrees 43 minutes east 911.0 feet to a point in the center of Star Landing Road; Thence north 87 degrees 15 minutes west 143.5 feet to the Point of Beginning and containing 4.58 acres, more or less.

Indexing Instructions:

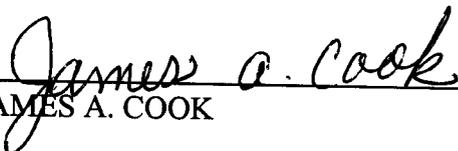
Located in the Southwest Quarter of Section 17, Township 2 South, Range 8 West, in DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to the following: all rights of ways and easements for public roads and public utilities; to all subdivision and zoning regulations in effect in DeSoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

Taxes and assessments against said property for the year 2004 shall be prorated as of the date of this deed and taxes and assessments for the year 2005 shall be the responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 8th day of June, 2004.



JAMES A. COOK



MARILYN S. COOK

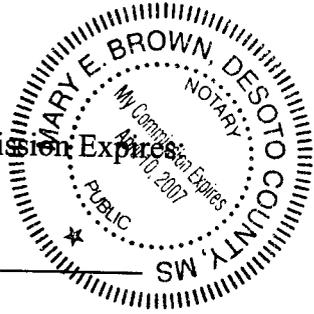
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 8th day of June, 2004, within my jurisdiction, the within named JAMES A. COOK and wife, MARILYN S. COOK, who acknowledged that they executed the above and foregoing instrument.

Mary E. Brown

NOTARY PUBLIC

My Commission Expires



(SEAL)

GRANTORS' ADDRESS:

2194 Custer
Southaven, MS 38671
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:

4672 Starlanding Road
Nesbit, MS 38651
RES. TEL.: N/A
BUS. TEL.: N/A

Prepared by:

KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
662-429-3469