

STATE MS.-DESOTO CO. SC
CLK.

S04-0758

RICHARD K. ROATEN AND WIFE,
MARGARETTE DESHEA ROATEN,
GRANTORS

JUL 6 11 15 AM '04

WARRANTY

TO

BK 476 PG 233
RECORDED CH. CLK.

DEED

ROBBIE STATEN,
GRANTEE

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, Richard K. Roaten and wife, Margarett Deshea Roaten, do hereby sell, convey, and warrant unto Robbie Staten, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Attached hereto

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 2004 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 29th day of June, 2004.

Richard K. Roaten

Margarett Deshea Roaten

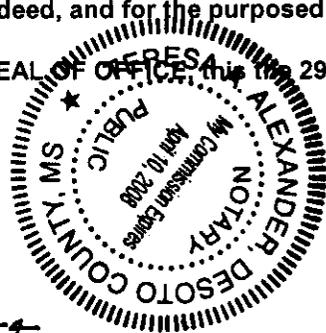
STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named RICHARD K. ROATEN AND WIFE, MARGARETTE DESHEA ROATEN, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of June, 2004.

Notary Public

My commission expires:



Grantors Address:

6350 Autumn Oaks
Olive Branch, MS 38657

Home Phone Number:

Business Number:

541-8088
747-5070

Grantees Address:

5565 Allen Road
Hernando, Ms 38632

Home Phone Number:

Business Number:

na
na

Prepared By:

Austin Law Firm, P.A.
6928 Cobblestone Drive
Suite 100
Southaven, Mississippi 38672
(662) 890-7575

A 2.88 (more or less) acre tract as part of the Anglin Tract in part of the Southeast Quarter of Section 35, Township 3 South, Range 6 West, DeSoto County, Mississippi, more particularly described as follows: BEGINNING at the southeast corner of Section 35, Township 3 South, Range 6 West; thence north 0 degrees 22 minutes 43 seconds west 929.50 feet along the centerline of Allen Road to a point; thence north 1 degree 12 minutes 19 seconds west 200.0 feet along the centerline of said road to the northeast corner of a 11.49 acre parcel of the Anglin tract and the Point of Beginning of the following parcel: thence north 88 degrees 15 minutes 00 seconds west 500.33 feet along the north line of said existing 11.49 acre tract to a point; thence north 0 degrees 22 minutes 00 seconds west 1596.84 feet to a point in the north line of the Anglin tract, said point being the northwest corner of a 17.12 acre tract and the point of beginning of the following lot; thence south 88 degrees 38 minutes 26 seconds east 292.21 feet to the northeast corner of said Anglin tract and a point in the centerline of Allen Road; thence south 33 degrees 03 minutes 14 seconds east 111.27 feet along said centerline to a point; thence south along a curve to the right in the centerline of said road a distance of 250.56 feet, said curve having a tangent of 127.24 feet and a radius of 582.00 feet to a point in the centerline of said road; thence south 89 degrees 38 minutes west 438.64 feet to a point in the west line of said 17.12 acre tract; thence north 0 degrees 22 minutes 00 seconds west 335.55 feet to the point of beginning and containing 2.88 acres more or less and including the right of way for Allen Road. All bearings are true north, and as shown by survey of J. F. Lauderdale, L.S. dated March 25, 1997.

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