

BK 0477 PG 0727

STATE MS.-DESOTO CO.

26
JUL 26 8 30 AM '04

Indexing Instructions: Lot 14, Russwood S/D &
5.219 acres in SE ¼ of 6-2-7

BK 477 PG 727
W.E. DAVIS CH. CLK.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **RICKEY MATTHEWS, a married man**, does hereby Grant, Bargain, Sell, Convey and Warrant unto **TED W. ADDISON AND WIFE, CHERYL ADDISON, AND LANCE SMITH AND WIFE, LISA H. SMITH, as tenants in common**, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:

TRACT 1 OF THE ABRAM TRACT AS SURVEYED BY JOE FRANK LAUDERDALE, P.E. DATED JANUARY 27, 1986, CONTAINING 5.22 ACRES IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI. BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 WEST; THENCE NORTH 40 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO A POINT; THENCE EAST 1,329.0 FEET ALONG THE NORTH RIGHT OF WAY OF CHURCH ROAD (80 FEET WIDE) TO THE SOUTHEAST CORNER OF TRACT 3 OF A 34.63 ACRE PARCEL OF THE ABRAM ESTATE; THENCE NORTH 0°12'14" WEST 1,003.55 FEET ALONG THE EAST LINE OF TRACT 3 TO THE NORTHWEST CORNER OF AN EXISTING 5.0 ACRE LOT AND THE POINT OF BEGINNING OF THE FOLLOWING TRACT 1; THENCE NORTH 0°12'14" WEST 283.05 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89°47' EAST 338.71 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO A POINT; THENCE SOUTH 0°12' EAST 1,296.84 FEET TO A POINT IN THE NORTH RIGHT OF WAY OF SAID ROAD; THENCE NORTH 88°29' WEST 130.0 FEET ALONG SAID RIGHT OF WAY TO A POINT IN THE EAST LINE OF AN EXISTING 5.0 ACRE LOT; THENCE NORTH 0°12' WEST 1,009.86 FEET TO THE NORTHEAST CORNER OF SAID 5.0 ACRE LOT; THENCE SOUTH 89°47' WEST 208.71 FEET TO THE POINT OF BEGINNING.

This is the same property and land conveyed to Grantors in Book 336, Page 24, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

AND

LOT 14, RUSSWOOD SUBDIVISION, LOCATED IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 27, PAGES 1-2, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

This is the same property and land conveyed to Grantors in Book 380, Page 694, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is no part of the homestead of the Grantor nor is it adjacent or contiguous thereto.

RM

The above described property is subject to the zoning regulations of DeSoto County, Mississippi, and air, water, pollution, and flood control regulations imposed by any governmental authority having jurisdiction over same.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and the Grantees will be responsible for paying the property taxes due January 1, 2005.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 15th day of July, 2004.


RICKEY MATTHEWS

STATE OF MISSISSIPPI

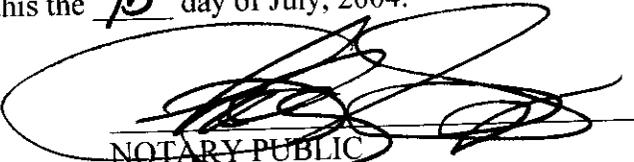
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named RICKEY MATTHEWS, who acknowledged that he signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein written as her true act and deed.

GIVEN UNDER MY HAND AND SEAL, this the 15th day of July, 2004.

MY COMMISSION EXPIRES




NOTARY PUBLIC

Prepared By and
After Recording, Return To:
Stroud & Harper, P.C.
Post Office Box 210
Southaven, MS 38671
(662) 536-5656

Grantors Mailing Address: 1250 Matthews Road, Sarah, Mississippi 38665

Grantors Telephone Numbers: Home: 901-489-6863 Work: 901-489-6863

Grantees Mailing Address: 3950 Ole Dan Road, Southaven, MS 38672

Grantees Telephone Numbers: Home: 662-429-3950 Work: 901-335-7400