

FRANCES M. MCDONALD COVELL and husband,  
GARY M. COVELL  
GRANTORS

WARRANTY

TO

DEED

JACKIE D. ROGERS AND WIFE, PAMELA D. ROGERS,  
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, Frances M. McDonald Covell and husband, Gary M. Covell, do hereby sell, convey, and warrant unto Jackie D. Rogers and wife, Pamela D. Rogers, 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:

ATTACHED HERETO AS EXHIBIT "A"

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 2006 have been prorated, and possession is given with this deed.

Gary M. Covell joins in the execution of this Warranty Deed for the sole and only purpose of conveying any and all homestead rights which he may now have or hereafter acquire in the above described property.

WITNESS our signature(s), this the 7th day of April, 2006.

Frances M. McDonald Covell  
Frances M. McDonald Covell

Gary M. Covell  
Gary M. Covell

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 FRANCES M. MCDONALD COVELL AND HUSBAND, GARY M. COVELL, 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 7th day of April, 2006

Terri McHenry  
Notary Public

My commission expires:

Grantors Address:  
270A Magnolia  
Bernardo, Ms 38632  
Home Phone Number: N/A  
Business Number: 901-497-2353

Grantees Address:  
8585 Byhalla Rd  
Olive Branch, MS 38654  
Home Phone Number: 901-212-0440  
Business Number: 901-487-8464

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

S03-06-0320

# EXHIBIT A

## TRACT ONE

Lot 4 of the Jones tract in the Northwest Quarter of the Northeast Quarter of Section 4, Township 3 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Beginning at the Southeast corner of the Northwest Quarter of Section 4, Township 3 South, Range 6 West; thence North 3 degrees 24 minutes West 1012.30 feet along an existing fence line to a point; thence North 3 degrees 11 minutes West 1681.36 feet along the West line of the Jones 75.8 acre tract to the Northwest corner of said tract and a point in the center line of Byhalia Road; thence East 480 feet to the Northeast corner of Lot 3 of the Jones tract and the point of beginning of the following lot; thence South 3 degrees 11 minutes East 410.0 feet to the Southeast corner of said Lot 3; thence North 88 degrees 06 minutes East 160.0 feet to a point; thence North 3 degrees 11 minutes West 410.0 feet to a point in the center line of Byhalia Road; thence South 88 degrees 06 minutes West 160.0 feet to the point of beginning, containing 1.5 acres, more or less. All bearings are magnetic.

## TRACT TWO:

Lot 5 of the Jones tract in the Northwest Quarter of the Northeast Quarter of Section 4, Township 3 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Beginning at the Southeast corner of the Northwest Quarter of Section 4, Township 3 South, Range 6 West; thence North 3 degrees 24 minutes West 1012.30 feet along an existing fence line to a point; thence North 3 degrees 11 minutes West 1681.36 feet along the West line of the Jones 75.8 acre tract to the Northwest corner of said tract and a point in the center line of Byhalia Road; thence North 88 degrees 06 minutes East 640 feet along said road to the Northeast corner of Lot 4 of the Jones tract and the point of beginning of the following lot; thence South 3 degrees 11 minutes East 410.0 feet to the Southeast corner of said Lot 4 of the Jones tract; thence North 88 degrees 06 minutes East 160.0 feet to a point; thence North 3 degrees 11 minutes West 410.0 feet to a point in the center line of Byhalia Road; thence South 88 degrees 06 minutes West 160.0 feet to the point of beginning, containing 1.5 acres, more or less. All bearings are magnetic. Subject to the recorded right of way for Byhalia Road.

Less & Except that property conveyed to  
DeSoto County, Ms. in Book 46, Page 244.