

Prepared by and Return to:
Tri-State Title and Escrow, Inc.
Hugh H. Armistead, Attorney
P.O. Box 609
Olive Branch, MS 38654
662-895-4844

JANICE B. ANGLIN, ET VIR,

GRANTORS,

TO

QUITCLAIM DEED

AUBREY EARL BROADWAY,

GRANTEE

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, **JANICE B. ANGLIN and husband, BILLY ANGLIN**, do hereby grant, bargain, sell, quitclaim and convey unto **AUBREY EARL BROADWAY**, all of our right, title and interest in and to the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

8 acres, more or less, being part of a 13.42 acre tract situated in the North Half of the North Half of the Northwest Quarter of Section 27, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described as follows:

13.42 acres, more or less, situated in the Northwest Quarter of Section 27, Township 2 South, Range 6 West, DeSoto County, Mississippi, being the same property conveyed to Turner A. Broadway and wife, Anne B. Broadway, in Warranty Deed dated May 11, 1973, and recorded in Deed Book No. 104, at Page 400, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and being more particularly described as: Commence at the Northwest corner of said Section 27, said corner being a steel spike where the center line of Wiggins Chapel Road intersects the center line of Mississippi Highway Number 305; thence run South 00 degrees 49 minutes 27 seconds East along the center of said Highway No. 305 for a distance of 40.00 feet to a point; thence run South 89 degrees 50 minutes 36 seconds East 235.49 feet to a point on the South line of Wiggins Chapel Road; thence run South 00 degrees 09 minutes 24 seconds West for a distance of 10.00 feet to a point on the South line of said road; thence run South 89 degrees 50 minutes 36 seconds East for a distance of 472.98 feet to a point; thence run South 89 degrees 17 minutes 36 seconds East 10.65 feet to an iron pin; said pin being the Point of Beginning for the herein described parcel; thence from said Point of Beginning run South 89 degrees 17 minutes 36 seconds along the South line of Wiggins Chapel Road for a distance of 947.07 feet to an iron pin; thence run South 613.54 feet to an iron pin; thence run North 89 degrees 44 minutes 43 seconds West 947.01 feet to an iron pin; thence run North 621.01 feet to the Point of Beginning and containing 13.42 acres, more or less. Bearings on this survey were run on a magnetic variation of 4 degrees 00 minutes East.

LESS AND EXCEPT TWO PARCELS:

Hugh

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First Parcel: Lot No. 1 of a two lot subdivision situated in the Northwest Quarter of Section 27, Township 2 South, Range 6 West, DeSoto County, Mississippi, as shown on plat recorded with Warranty Deed from Turner A. Broadway and wife, Anne B. Broadway, to Janice Broadway, and recorded in Deed Book No. 187, at Page 431, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and being more particularly described as: Beginning at point in the centerline of Bethel Road, said point being 719.75 feet East of the Northwest corner of said Section 27; thence South 40 feet to a point in the South right of way of said road and the Point of Beginning of the following Lot 1; thence South 621.01 feet along the West line of Lot 2 to a point; thence South 89 degrees 45 minutes East 240 feet to a point; thence North 619.12 feet to a point in the South right of way of Bethel Road and the Northeast corner of Lot 1; thence North 89 degrees 18 minutes West 240.0 feet along the South right of way of said road to the Point of Beginning and containing 3.42 acres, more or less.

Second Parcel: 2 acres, more or less, situated in the Northwest Quarter of Section 27, Township 2 South, Range 6 West, and being more particularly described as follows: Commence at the Northwest corner of Section 27, Township 2 South, Range 6 West; thence run South 00 degrees 49 minutes 27 seconds East along the center of Highway 305 for a distance of 40 feet to a point; thence run South 89 degrees 50 minutes 36 seconds East 235.49 feet to a point on the South line of Wiggins Chapel Road (now Bethel Road); thence run South 00 degrees 09 minutes 24 seconds West for a distance of 10.00 feet to a point on the South line of said road; thence run South 89 degrees 50 minutes 36 seconds East for a distance of 472.98 feet to a point; thence run South 89 degrees 17 minutes 36 seconds East 10.65 feet to the Northwest corner of the Broadway tract as described in Deed Book 104 at Page 400; thence South 89 degrees 18 minutes East 240 feet to the Point of Beginning for this tract; thence continuing South 89 degrees 18 minutes East 140 feet to a point; thence South 0 degrees 00 minutes West 618 feet to a point in the South line of the said Broadway tract; thence North 89 degrees 45 minutes West 140 feet to the Southeast corner of that tract described in Deed Book 187 at Page 431; thence along the West line of said tract North 0 degrees 00 minutes West 619.12 feet to the Point of Beginning, containing 2 acres, more or less. Being the same property conveyed by Turner A. Broadway and wife, Anne B. Broadway, to Billy Anglin and wife, Janice Anglin, and recorded in Deed Book No. 191, at Page 35, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Grantor Janice B. Anglin and Grantee Aubrey Earl Broadway are the only children and sole heirs of Turner A. Broadway and wife, Anne B. Broadway, both of whom are deceased. Further, that Grantor Billy Anglin joins in this deed to convey any and all homestead interest he may have in said real property.

Taxes for the year 2006 are to be paid by the Grantee, and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 13th day of July, 2006.

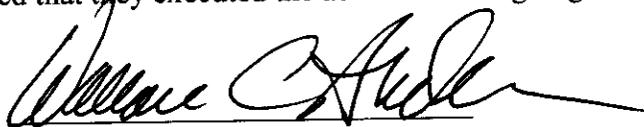

JANICE B. ANGLIN

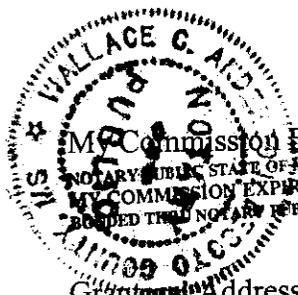

BILLY ANGLIN

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 13th day of July, 2006, within my jurisdiction, the within named **JANICE B. ANGLIN and husband, BILLY ANGLIN**, who acknowledged that they executed the above and foregoing instrument.


NOTARY PUBLIC



My Commission Expires:
NOTARY PUBLIC STATE OF MISSISSIPPI
MY COMMISSION EXPIRES: Febr 8, 2009
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Grantors Address: 9155 Bethel Road, Olive Branch, MS 38654
Home No. (662) 895-5149; Business No. (662) N/A

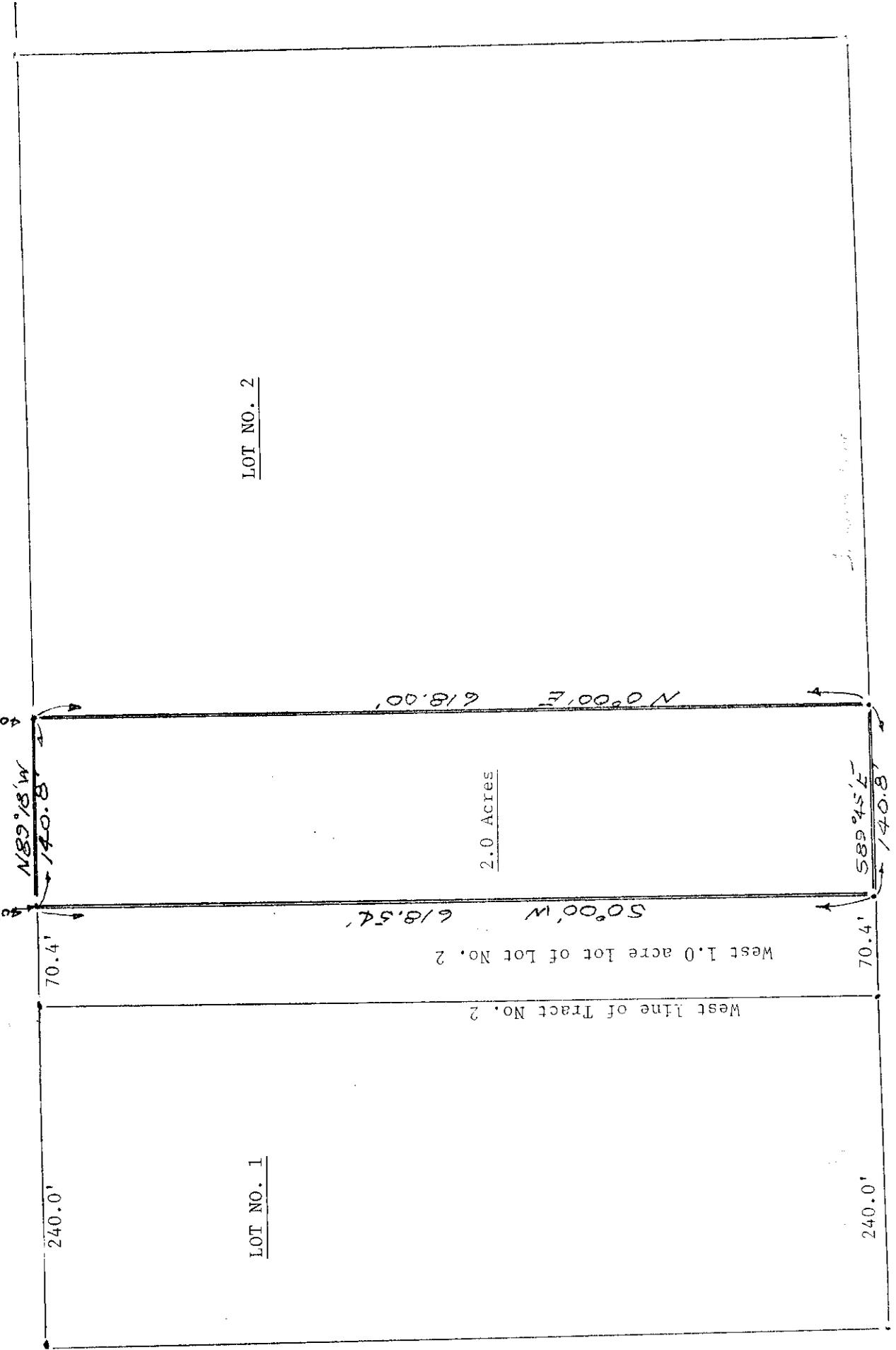
Grantee's Address: 9296 Bethel Road, Olive Branch, MS 38654
Home No. (662) 895-5068; Business No. (662) 895-4111

PLAT OF A TWO (2) ACRE LOT IN PART OF NORTHWEST QUARTER SECTION 27, T-2-S, R-6-W DESTO COUNTY, MISSISSIPPI AND BEING PART OF LOT 2 OF THE T. A. BROADWAY SUBDIVISION.

NW CORNER
27-2-6

1030.15'

Bethel Road



LOT NO. 1

LOT NO. 2

2.0 Acres

Scale: 1" = 100'
March 21, 1994

This is not an on the ground survey, but drawn from information available.

J. E. Lauderdale. P.E.