

A. W. BOUCHILLON, GRANTOR

WARRANTY DEED

TO

JAMES R. BANKS AND WIFE, LILLIE T. BANKS, GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, A. W. BOUCHILLON, hereby sell, convey, and warrant unto the Grantees, JAMES R. BANKS and wife, LILLIE T. BANKS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

Part of the Clinton Newberry 40 acre tract being the Northwest Quarter of the Southwest Quarter of Section 36, Township 3 South, Range 8 West, more particularly described as BEGINNING at a point in the center of an existing gravel drive in the South line of the Northwest Quarter of the Southwest Quarter of Section 36, Township 3 South, Range 8 West, and being a point in the South line of the Clinton Newberry 40 acre tract; thence North 309 feet along the center of said gravel drive to a point; thence west 151 feet to the point of beginning of the following lot; thence West 350 feet to a point; thence north with an interior angle of 103 degrees a distance of 250 feet to a point; thence East 350 feet with an interior angle of 77 degrees to a point; thence South 250 feet with an interior angle of 103 degrees to the point of beginning and containing 2.0 acres, more or less, being part of the land conveyed to Clinton Newberry, Jr., by deed dated June 19, 1948, and recorded in Book 35, page 499, in the Deed Records of DeSoto County, Mississippi.

ALSO a 30 foot easement for access to the above described 2.0 acre lot from the existing gravel drive along an existing dirt drive which extends through the Newberry 40 acre tract as shown on the survey attached as Exhibit A.

AND ALSO more particularly described by more recent survey attached hereto as Exhibit A & B, being a survey of J. F. Lauderdale, dated June 7, 2006.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. The warranty in this deed is subject to any prior conveyance or reservation of minerals of every kind and character, including but not limited to current or prior owners. No such reservation is made by Grantor herein however with this conveyance. By way of explanation Grantor obtained an Order Quietening and Confirming his Tax Title in the above described property in 1998 and again in 2006 in Cause No. 98-11-1503 in the Office of the Chancery

wbb

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June 7, 2006

DESCRIPTION OF THE BOUCHILLON 2 ACRE LOT AS PART OF THE NEWBERRY TRACT LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 36; TOWNSHIP 3 SOUTH; RANGE 8 WEST; DESOTO COUNTY, MISSISSIPPI.

Beginning at an iron pin found that is 311.6 feet north of and 135.1 feet west of the northeast corner of the southwest quarter of the southwest quarter of Section 36; Township 3 South; Range 8 West, being the same point of beginning of a 2 acre lot as described in Deed book 345 on page 147 as beginning at a point 309 feet north of the south line of the Newberry 40 acre tract and 151 feet west of the center of an existing gravel drive: thence north 11 degrees 22' west 250 feet to an iron pin found; thence north 88 degrees 44' 57" west 350 feet to a iron pin found; thence south 11 degrees 22' 54" east 250 feet to a corner pin; thence south 88 degrees 46' 39" east 350 feet to the point of beginning and containing 2 acres more or less. All bearings are true north.

Also, a 30 foot wide easement for access to the above described 2 acre lot from the existing gravel drive along an existing dirt drive which extends through the Newberry 40 acre tract.

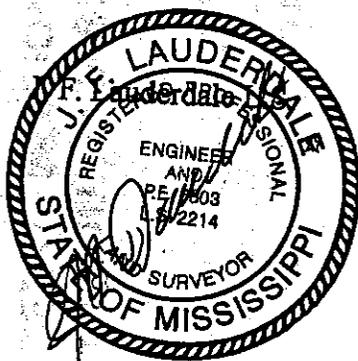


Exhibit A

SURVEY OF A 2 ACRE TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36; TOWNSHIP 3 SOUTH; RANGE 8 WEST; DESOTO COUNTY MISSISSIPPI.

NEWBERRY

350' N88°44'57"W

350'

250' S11°22'54"E

NEWBERRY

2 ACRES

350' S88°46'39"E

350'

NEWBERRY

250' N11°22'00"W

NEWBERRY

SCALE: 1" = 60'  
JUNE 5, 2006



30' ESMT. DIRT DRIVE TO LOT

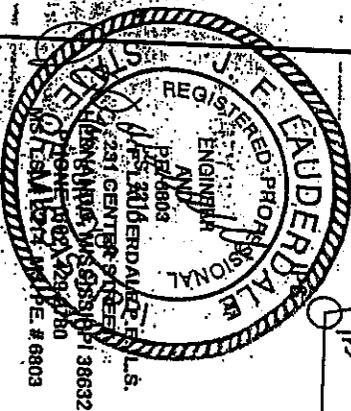
N90°W  
135.1'

311.6'

GRAVEL DRIVE

NE CNR OF THE SWQ OF THE SWQ 36-3-8

NOTE: This is to certify that this property is not located in a FEMA flood hazard area according to map number 28033 C01-150 dated May 8, 1990.



Clerk of DeSoto County, Mississippi. Taxes for 2006 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed. This property constitutes no portion of Grantor's homestead.

EXECUTED this the 16 day of October, 2006.

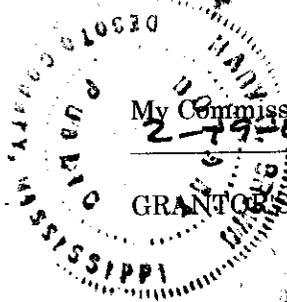
*A. W. Bouchillon*  
A. W. BOUCHILLON, GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named A. W. BOUCHILLON, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 16<sup>th</sup> day of October, 2006.

*May Walker Brown*  
NOTARY PUBLIC



My Commission Expires:  
2-19-07

GRANTOR'S ADDRESS:

85 East Center Street, Hernando, MS 38632  
Home #: 662-429-6792 Bus #: n/a

GRANTEE'S ADDRESS:

677 Glade Drive, Hernando, MS 38632  
Home #: 662-429-7466 Bus #: 662-429-5251

Prepared by:  
Walker, Brown & Brown, P. A.  
P. O. Box 276  
Hernando, MS 38632  
(662) 429-5277  
(901) 521-9292

013mmh Bouchillon to Banks