

WARRANTY DEED

11/29/06 9:42:30 55  
BK 545 PG 228  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

BILLY R. ROGERS JR. TRACEY L. ROGERS GRANTORS

TO

RANDALL HOLLAND APRIL HOLLAND GRANTEES

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BILLY R. ROGERS JR. and TRACEY L. ROGERS do hereby sell, convey and warrant unto RANDALL HOLLAND and wife, APRIL HOLLAND, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property, situated and being in the County of Tate, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

See Attached Exhibit "A" Legal Description

Being the same property conveyed to BILLY R. ROGERS JR. and wife, TRACEY L. ROGERS in Warranty Deed recorded in Book 321, Page 354, in the Chancery Clerks Office of DeSoto County, Mississippi.

The said grantors do hereby covenant with the said grantees that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for taxes and assessments for the current year and subsequent years, which are not yet due and payable, and zoning and other land use regulations promulgated by federal, state or local governments effecting the use or occupancy of the subject property, any and all matters which would be disclosed by an accurate survey of current date and/or actual inspection of said property, and all matters of record, including but not limited to rights of ways and easements for public roads and public utilities and subdivision health department regulation in effect in DeSoto County Mississippi.

WITNESS the signatures of the Grantors this the 20th day of November, 2006.

*Billy R. Rogers JR*  
BILLY R. ROGERS JR.

*Tracey L. Rogers*  
TRACEY L. ROGERS

STATE OF MS  
COUNTY OF Benton

PERSONALLY appeared before me, the undersigned authority at law, in and for the State and County aforesaid, the within named BILLY R. ROGERS JR. and TRACEY L. ROGERS, who acknowledged that he/she/they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his/her/their free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20th day of November, 2006.

Donna K Bell  
Notary Public

My Commission Expires:

(FOR RECORDING DATA ONLY)

Grantor: BILLY R. ROGERS JR. AND TRACEY L. ROGERS  
Address: 536 Fairview Trails  
Phone: Byhalia ms 38611  
Phone: N/A 901-756-2524



Grantee: RANDALL HOLLAND AND APRIL HOLLAND  
Address: 2951 Red Banks Rd.  
Phone: Byhalia ms 38611  
Phone: N/A 901-336-1061

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**

**LINCOLN HODGES  
ATTORNEY AT LAW  
7075 GOLDEN OAKS LOOP WEST  
SOUTHAVEN, MS 38671  
662-536-1444**

## EXHIBIT "A"

Part of the Northeast Quarter of the Northeast Quarter of Section 20, Township 2 South, Range 5 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at a point commonly accepted as the Northeast Corner of said quarter section; thence run South 85 degrees 35 minutes 14 seconds West a distance of 397.73 feet along the North line of said quarter section to the Point of Beginning; thence run South 05 degrees 16 minutes 16 seconds East a distance of 110.01 feet to a point; thence run North 85 degrees 35 minutes 14 seconds East a distance of 397.73 feet to a point on the East line of said quarter section to a point; thence run South 05 degrees 16 minutes 16 seconds East a distance of 124.13 feet along said East line to a point; thence run South 85 degrees 35 minutes 14 seconds West a distance of 745.99 feet to a point; thence run North 05 degrees 16 minutes 16 seconds West a distance of 234.14 feet to a point on the North line of said quarter section; thence run North 85 degrees 35 minutes 14 seconds East a distance of 348.26 feet along said North line to the Point of Beginning and containing 3.00 acres. Bearings are based on true North as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated August 5, 1994.

Also, Grantor does hereby convey and quitclaim unto Grantees a strip of land 124.13 feet in length and being all of the land lying between the 124.13 East line of the hereinabove described property and the West right-of-way line of Red Banks Road.