

Prepared by and return to:  
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File No. 070254

**ASHLI B. AGNER,**

GRANTOR,

to:

**QUITCLAIM DEED**

**WILLIAM T. AGNER, III,**

GRANTEE..

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all which is hereby acknowledged, Grantor, Ashli B. Agner, does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, William T. Agner, III., Grantee's heirs and assigns, all of Grantor's right, title and interest in and to real property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

2.00 acres (87,120 sf) in the Southwest Quarter of Section 6, Township 2 South, Range 8 West in DeSoto County, Mississippi. Said property being a portion of that property recorded in Deed Book 342, Page 192 in the Office of the Chancery Clerk, DeSoto County, Mississippi, and being described as follows:

Commencing at the commonly accepted Northwest corner of the Southwest Quarter of Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, said point being 244.50' South of the intersection of the West line of said Section 6 and the centerline of Caroline Drive of the Hoyette Austin Subdivision, Section "A". Thence South 86°38'48" East 1322.05' to a point. Thence South 02°33'53" West 332.48' to a 3/8" rebar with tee post marker at a fence line. Thence South 86°33'41" East 77.92' along said meandering fence line to a 3/8" rebar with a tee post marker, said point being the Northwest corner or said 2.00 acre lot, and said point being the Point of Beginning. Thence continue South 86°33'41" East 360.52' along said meandering fence line to a 3/8" rebar with a tee post marker. Thence South 03°06'36" West 241.65' along a meandering fence line to a 3/8" rebar with a tee post marker. Thence North 86°33'41" West 360.52' to a 3/8" rebar with a tee post marker. Thence North 03°06'36" East 241.65' to the Point of Beginning.

ALSO, a perpetual Ingress-Egress Easement serves said 2.00 acre lot. Said easement is a 12' wide gravel drive, whose centerline extends from the East Right of Way line of Mississippi Highway No. 301 and meanders to a point on the West line of said 2.00 acre tract. The centerline of said Ingress-Egress Easement is described as follows:

Beginning at the Northwest corner of said 2.00 acre lot. Thence South 03°06'36" West 149.90' along the West line of said lot to a point, said point being at the centerline of said easement. Thence proceed along the centerline of said drive for the following calls: South 80°44'09" West 85.18', South 74°08'28" West 235.29', South 37°35'08" West 59.09', South 16°49'07" West 236.55', South 10°09'23" West 76.06, South 39°01'26" West 41.31', South 77°41'43" West 107.02', North 86°08'15" West 286.80', North 57°39'32" West 24.77', North 49°45'18" West 59.01', North 72°19'12" West 13.43', North 89°53'16" West 343.29', and North 86°43'37" West 48.23' to a point at the East Right of Way line of Mississippi Highway 301.

The above described property is improved property.

**NO TITLEWORK WAS REQUESTED OR PERFORMED.**

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2

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 10<sup>th</sup> day of May, 2007.

Ashli B. Agner  
ASHLI B. AGNER

State of Mississippi  
County of DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Ashli B. Agner, who acknowledge that she executed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.



Given under my hand and official seal of office, this the 10 day of May, 2007.

Mittie Wynn  
Notary Public

Grantor Address: P.O. Box 153 Bay Springs, MS 39422  
Grantor Telephone Number: Home- 901-212-4289 Work- \_\_\_\_\_  
Grantee Address: 5330-A Highway 301 North, Horn Lake, MS 38637  
Grantee Telephone Number: Home- 901-849-4366 Work- 901-849-4366