

QUIT CLAIM DEED

JAMES HUNNAR SANDERSON, GRANTOR

TO

BRYAN E. DYE and wife, APRIL L. DYE, GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, I, JAMES HUNNAR SANDERSON, do hereby bargain, sell, convey and quit claim unto BRYAN E. DYE and wife, APRIL L. DYE, as tenants by the entirety with the right of survivorship and not as tenants in common, all my right, title and interest in and to the property lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

A 2.92 acre parcel of land being part of the Northeast quarter of Section 22, Township 2 South, Range 6 West, and the Southeast quarter of Section 15, Township 2 South, Range 6 West, Desoto County, Mississippi and being more particularly described as follows, to-wit:

Beginning at the southeast corner of the 5.12 acre tract conveyed by Shirley Woods Linville to Bryan E. Dye and wife, April L. Dye by Warranty Deed recorded at Book 430, Page 613 of the Land Deed Records, Chancery Clerk's Office, Desoto County, Mississippi; Thence North 05 Degrees 54 Minutes 14 Seconds East, a distance of 390.76 feet to a 3/8" rebar; Thence North 05 Degrees 23 Minutes 35 Seconds East, a distance of 390.57 feet to a p.k. nail found in the top of a cross tie post; Thence South 67 Degrees 13 Minutes 50 Seconds East, a distance of 154.72 feet to a 3/8" rebar; Thence South 01 Degrees 59 Minutes 33 Seconds East, a distance of 267.67 feet to a cross tie post; Thence South 88 Degrees 55 Minutes 37 Seconds West, a distance of 41.62 feet to a 6" pipe; Thence South 00 Degrees 47 Minutes 50 Seconds East, a distance of 451.41 feet to a cross tie post; Thence North 85 Degrees 30 Minutes 59 Seconds West, a distance of 197.00 feet to a nail in the top of a cross tie post, said point being the point of beginning and containing 2.92 acres, being the same property conveyed to Grantors herein by Mrs. Ruby Sisk and Mrs. Gertrude S. Umberger Sanderson by Warranty Deed recorded at Book 73, Page 635 of the Land Records of the Chancery Clerk's office of Desoto County, Mississippi, subject to existing easements, right-of-ways, subdivision and zoning regulations in effect in Desoto County, Mississippi.

By way of explanation, the above named Grantor is an heir at law of Mrs. Ruby Sisk and Mrs. Gertrude S. Umberger Sanderson. Mrs. Gertrude S. Umberger Sanderson died on or about October 25, 1995. Mrs. Ruby Sisk died in February, 2005.

The intent of this deed is to clear title to that portion of the subject property located within Section 15, Township 2 South, Range 6 West, Desoto County, Mississippi as conveyed by Mrs. Ruby

PREPARED BY AND RETURN TO:
* JAMES E. WOODS
WATKINS LUDLAM WINTER & STENNIS, P.A.
P. O. Box 1456
Olive Branch, MS 38654 phone (662) 895-2996

Sisk and Mrs. Gertrude S. Umberger Sanderson to Mose D. Epps and wife, Helen L. Epps by Warranty Deed recorded at Book 73, Page 635, Chancery Clerk's Office, Desoto County, Mississippi, and as shown on the surveys attached hereto as Collective Exhibit A. The property conveyed by Mrs. Sisk and Mrs. Sanderson to Mr. and Mrs. Epps is situated in both Section 22 and Section 15, but the deed to the property only listed Section 22. The Desoto County Tax Assessor has continued to assess the portion of the subject property situated in Section 15 and known as Tax Parcel 2065-1500.0-00029.02 to Ruby Sisk despite the prior conveyance to Mose Epps, et al.

Mose D. Epps and wife, Helen L. Epps conveyed the subject property to Bryan E. Dye and wife, April L. Dye by Warranty Deed recorded at Book 446, Page 672, Chancery Clerk's Office, Desoto County, Mississippi. The intent of this deed is to clear title to that portion of the subject property lying in Section 15 and to provide the Tax Assessor information sufficient to have the property properly assessed to Bryan E. Dye and April L. Dye.

The Grantor certifies and affirms that the above described property is no portion of his/her homestead and no homestead rights are involved. Accordingly, signature of the spouse, if any, is not required.

Grantees are responsible for the current year taxes and taxes for all subsequent years. Grantees have been and continue to be in full possession of the subject property.

WITNESS my signature this the 5th day of Nov, 2007.

James Hunnar Sanderson
JAMES HUNNAR SANDERSON

STATE OF Miss

COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 5th day of November, 2007, within my jurisdiction, the within named

James Hunnar Sanderson who acknowledged that he executed the above and foregoing instrument.

Gael W. Milne
NOTARY PUBLIC

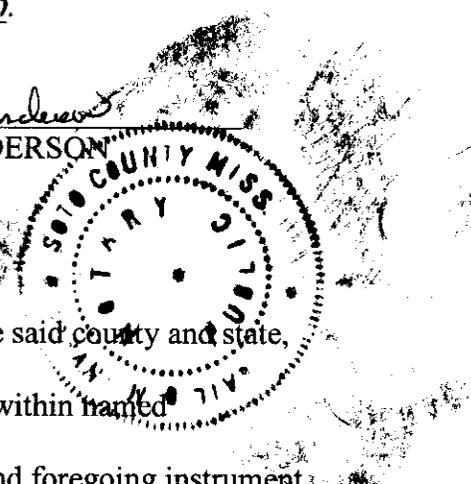
My Commission Expires:

GRANTOR'S ADDRESS:

9641 Nolia Rd
OB MS 38651
Hm. Phone: n/a
Wk. Phone: 901-268-5221

GRANTEE'S ADDRESS:

9626 Woodley Rd
OB MS 38654
Hm. Phone: 895-2289
Wk. Phone: 892-9228

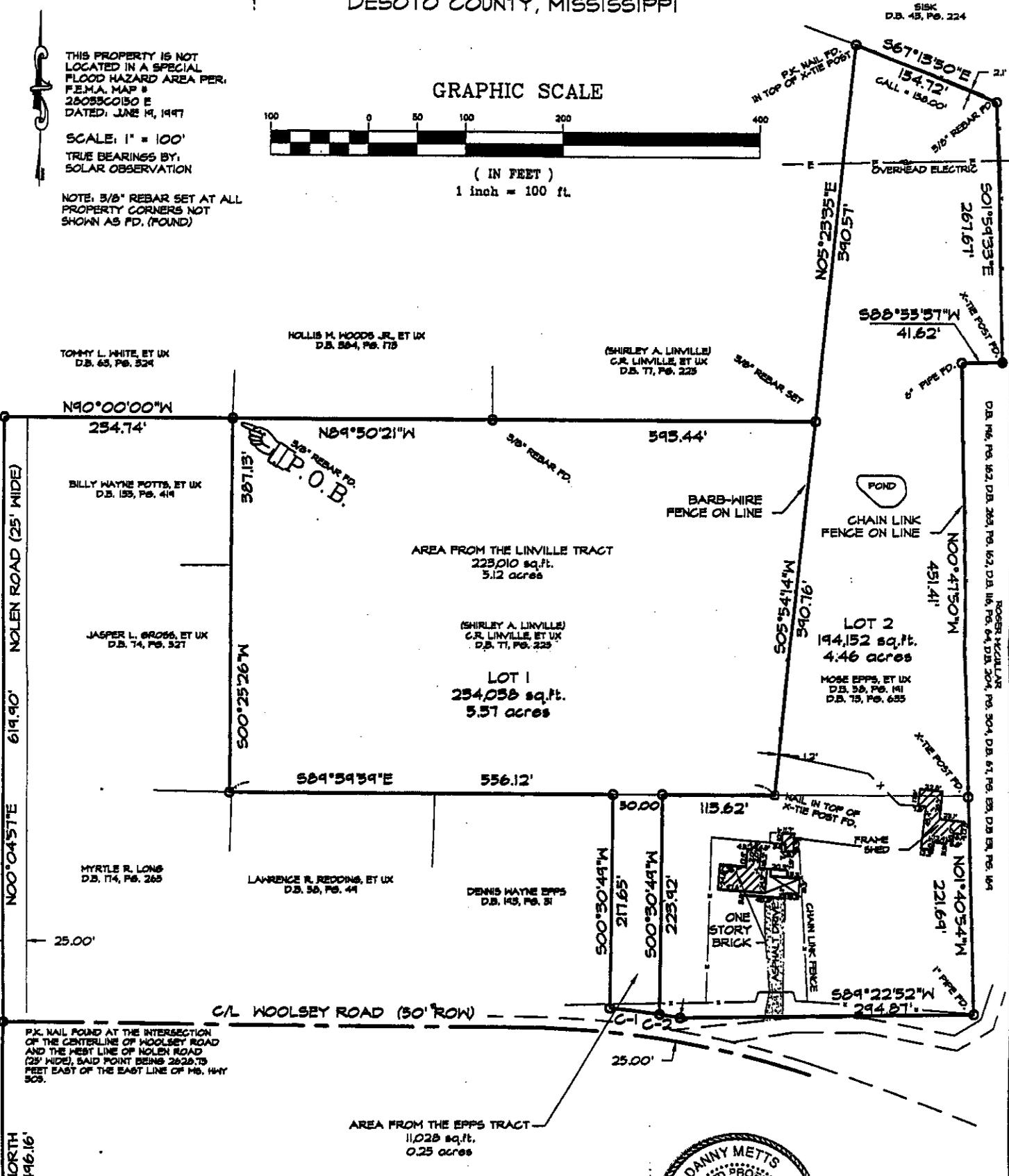
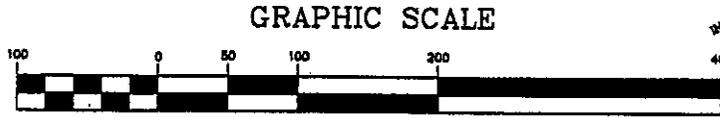


**MINOR LOT SUBDIVISION OF
THE MOSE EPPS TRACT AND 5.15 ACRES OF THE
C.R. LINVILLE TRACT
LOCATED IN THE SE 1/4 OF S-15, T-2-S, R-6-W AND THE NE 1/4 OF S-22, T-2-S, R-6-W
DESOTO COUNTY, MISSISSIPPI**

THIS PROPERTY IS NOT
LOCATED IN A SPECIAL
FLOOD HAZARD AREA PER:
F.E.M.A. MAP #
280550150 E
DATED: JUNE 19, 1997

SCALE: 1" = 100'
TRUE BEARINGS BY:
SOLAR OBSERVATION

NOTE: 3/8" REBAR SET AT ALL
PROPERTY CORNERS NOT
SHOWN AS PD. (FOUND)

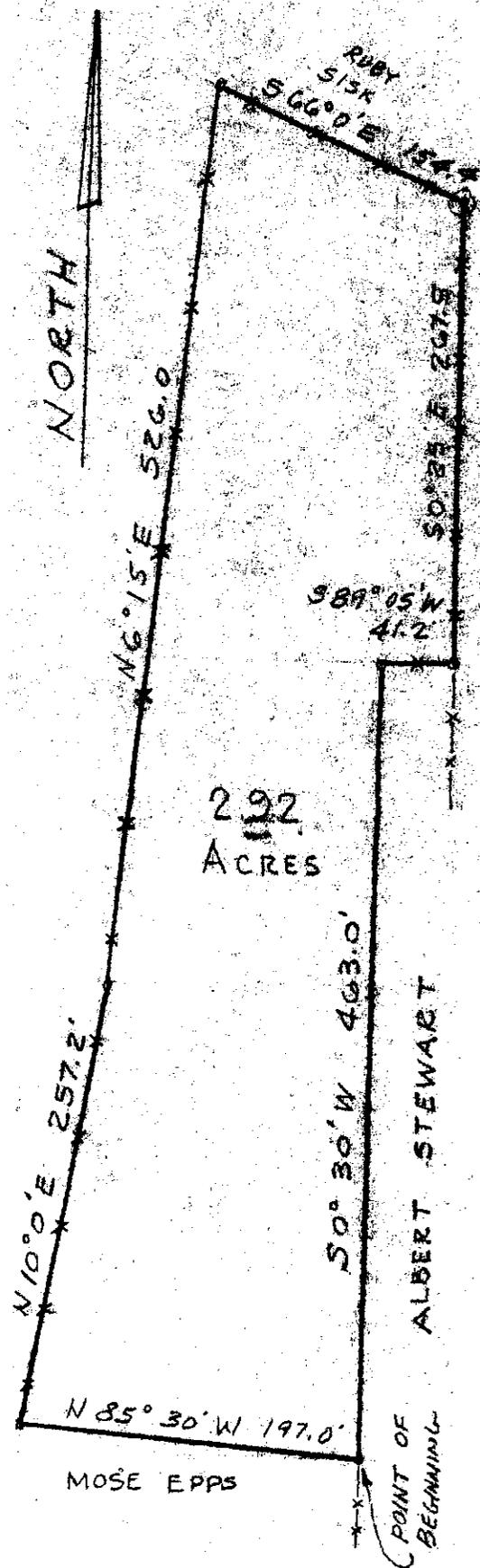


PK. NAIL FOUND AT THE INTERSECTION
OF THE CENTERLINE OF WOOLSEY ROAD
AND THE WEST LINE OF NOLEN ROAD
(25' WIDE), SAID POINT BEING 2628.73
FEET EAST OF THE EAST LINE OF MS. HWY
303.

PROPERTY LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C-1	30.89'	436.53'	9°43'56"	23.14'	30.87'	N82°51'17" W
C-2	21.12'	436.53'	1°17'52"	10.36'	21.12'	N80°20'08" W





DESCRIPTION:
 Commence at the Northwest corner of Section 22, Township 2 South, Range 6 West, DeSoto County, Mississippi; thence Southwardly 860 feet to a point; thence Eastwardly 3620 feet to Iron pin at Mose Epps southeast corner; thence Northwardly along Mose Epps east line 211.5 feet to an iron pin at the point of beginning; thence from point of beginning run North 85° 30' West 197 feet to a point; thence North 10° 0' East along wire fence line 257.2 feet to a stake; thence North 6° 15' East along wire fence line 526 feet to cross tie post; thence South 66° 0' East along wire fence line 154.4 feet to a elm tree; thence South 0° 25' East along wire fence 267.8 feet to a point in Albert Stewart North line; thence South 89° 5' West along said north line 41.2 feet to an iron pin; thence South 0° 30' West 463 feet to the point of beginning and containing 2.92 acres.

BOUNDARY SURVEY FOR MOSE EPPS

2.92 acres in NE $\frac{1}{4}$ of Sec. 22, T2S, R6W, DeSoto County, Mississippi

Scale: 1"=100'

Date: 3-11-72

