

Prepared by and Return to: Austin Law Firm, P.A.
6928 Cobblestone Drive, Suite 100
Southaven, MS 38672
662.890.7575 Phone
662. 890.7576 Fax

Indexing Instructions: The property conveyed herein is situated in the Southeast quarter of Section 1, Township 2, Range 9 in Desoto County, Mississippi and in the Southeast and Southwest quarters of Section 1, Township 2, Range 9 West, DeSoto County, Mississippi

**MARGARET ELAINE ROOK,
GRANTOR**

TO

QUITCLAIM DEED

**AUDREY ANN CROSSETT,
GRANTEE**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Margaret Elaine Rook, does hereby quitclaim, convey, and transfer unto Audrey Ann Crossett, all of her rights, title and interest to the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

See Attached Exhibits "A" and "B".

Being the same property vested in three equal shares to Aubrey Ann Crossett, Peggy Jean Lewis and Margaret Elaine Rook by virtue of the Order Closing Estate in DeSoto County Chancery Court Cause Number 05-08-1322. By way of explanation, Audrey Ann Crossett is one and the same person as mistakenly referred to as "Aubrey Ann Crossett" in said order, which reference contains a typographical error in the spelling of her name. The correct name is "Audrey Ann Crossett." A copy of said order is attached as **Exhibit "C."**

This Quitclaim deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

NO TITLE WORK WAS REQUESTED OR PERFORMED.

Possession shall be given with delivery of this deed.

WITNESS my signature(s), this the 9 day of June 2008.

Margaret Elaine Rook
Margaret Elaine Rook

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Margaret Elaine Rook acknowledged that she signed and delivered the above and forgoing Deed on the day and year therein mentioned, as her free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of June 2008.



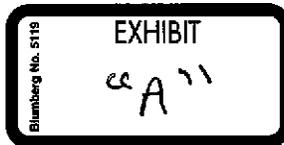
Notary Public

My commission expires:

Grantor's Address:
2035 Myrone Cove
Cordova, TN 38016
Home Phone Number: (901) 340-5266
Business Number: N/A

Grantee's Address:
295 H. 301 North
Walls, MS 38680
Home Phone Number: (662) 781-0158
Business Number: N/A

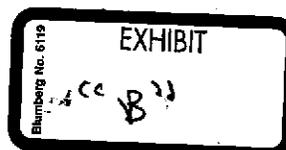
Forty Five acres situated in the Northeast part of a Hundred and Twenty Five acre tract in the Southeast quarter of said section; said One Hundred and Twenty Five acres being described as follows, to-wit: One Hundred Twenty Five acres, more or less, of the South and East part of the Southeast quarter of said section and being all of said Southeast quarter, except a strip of Twenty Five acres off the West side of said quarter section; said strip being in the shape of a parallelogram and being the Twenty Five acres now owned by John Howington; and except Ten acres in the shape of a parallelogram in the Northeast corner of said quarter section. Now the said Forty Five acres hereby conveyed is all of the said One Hundred Twenty Five acre tract just above described, except Eighty acre tract in the Southeast corner of the said quarter section described as follows, to-wit: Eighty acres of land and being a strip of even depth North and South clear across the Southend of the above described One Hundred Twenty Five acre tract of land. Said Forty Five acres of land hereby conveyed is the same Forty Five acres conveyed to John Howington on February 5, 1917 by warranty deed and which deed is recorded in deed book 17 at page 458, et seq, in the Chancery Clerk's office of DeSoto County, Mississippi.



76.9 acres, more or less, in the Southeast and Southwest quarters of Section 1, Township 2, Range 9 West, DeSoto County, Mississippi, described as:

Commencing at the Southeast corner of Section 1, Township 2, Range 9 West, DeSoto County, Mississippi. Thence North 1768.45 feet along the East line of said Section to the point of beginning being the Northeast corner of the Benny R. Crossett 1-1/2 acre tract as recorded in Deed Book 73, page 470; thence continuing North along the East line of said section 106.61 feet to the Southeast corner of the L. E. Phillips 10 acre tract as recorded in Deed Book 42, page 212; thence West 569.25 feet along the South line of said 10 acre tract to a point; thence North 764.94 feet along the West line of said 10 acre tract to a point on the North line of the Southeast quarter of said section; thence West 2176.35 feet along the North line of the Southeast and Southwest quarters of said section to the Northeast corner of the Willie O. Branan 8.6 acre tract as recorded in Deed Book 56, page 286; thence South 2643.78 feet along the East line of said 8.6 acre tract to a point on the South line of said section; thence East 573.79 feet along the South line of said section to the Southwest corner of the Jimmy Branan 8 acre tract as recorded in Deed Book 50, page 285; thence North 1566.21 feet along the West line of said 8 acre tract to a point; thence East 1851.81 feet to the Southwest corner of the Benny R. Crossett 1 1/2 acre tract as recorded in Deed Book 73, page 470; thence North 204 feet to the Northwest corner of said 1 1/2 acre tract; thence East 320 feet to the point of beginning containing 76.9 acres more or less located in the Southeast and Southwest quarters of said section as shown on attached sketch of Ronald, R. Williams, P. E., dated October 23, 1974.

SUBJECT TO: Subdivision and zoning rules and regulations of DeSoto County Planning Commission; Requirements of DeSoto County Health Department; Rights-of-Way and Easements for public roads and public utilities.



IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

AUDREY ANN CORSSETT,

EXECUTRIX

OF

CAUSE NO.: 05-08-1322(PL)

**THE ESTATE OF
AUBREY HOWINGTON, deceased,**

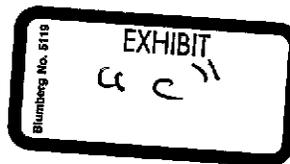
TESTATRIX

ORDER CLOSING ESTATE AND DISCHARGING EXECUTRIX

This cause came on this day to be heard upon the sworn Petition of AUDREY ANN CROSSETT, Executrix of the Estate of Aubrey Howington, for discharging of said Executrix and upon Proof of Publication for Creditors of said Testator, and proof, the Court finds and holds as follows:

That Audrey Ann Crossett qualified as Executrix of the Estate of Aubrey Howington on the 19th day of August, 2005, by taking the oath prescribed and Letters Testamentary issued to Audrey Ann Crossett, having been relieved from bond as Executrix by the Last Will and Testament of the deceased, Aubrey Howington.

That Audrey Ann Crossett has given the Notice to Creditors as required by law for creditors to probate their claims against this Estate. Said notice was published in the DeSoto Times, a newspaper published in DeSoto County, Mississippi, having a general circulation therein, having been so published for three (3) consecutive weeks; said Notice appeared in issues of said newspaper on the 23rd and 30th days of August and the 6th day of September, 2005 as shown by Proof of Publication on file in this cause. There were no claims probated against this estate, and the time has lapsed for any claims to be probated.



FILED
DEC 13 2005
WE DAVIS, CLERK

That there is no federal or state tax due on behalf of this Estate.

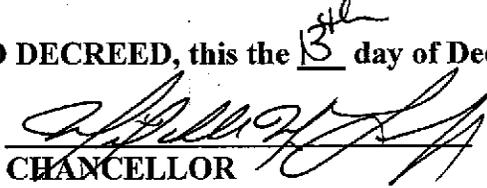
This Court finds that according to the requirements of Sections 27-7-69 and 27-9-41 of the Mississippi Code of 1972 as Annotated and Amended, there are no State of Mississippi Estate Tax or Fiduciary accounts owing, due or payable.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that the Executrix, Audrey Ann Crossett, be fully and finally discharged after the payment of all costs incurred herein and is hereby given credit for having done all things as requested by under the terms of the Will and by this Court and that the first and final accounting of the Estate be and is hereby waived.

That Audrey Ann Crossett has incurred legal fees in the amount of one thousand five hundred dollars and zero cents (\$1,500.00) and expenses totaling two hundred thirty four dollars and 16 cents (\$234.16) through Austin Law Firm, P.A. on behalf of the Estate of Aubrey Howington and that she is entitled to pay the same out of the proceeds of the Estate and the same is hereby ordered.

That any and all assets of the Estate of Aubrey Howington whether know or hereinafter discovered and including any and all real property owned by decedent shall be fully and finally vest and/or title in three equal shares unto Audrey Ann Crossett, Peggy Jean Lewis and Margaret Elaine Rook.

SO ORDERED, ADJUDGED AND DECREED, this the 13th day of December, 2005.


CHANCELLOR

Prepared By:


Kelly Hagan Smith, MSB#99238
AUSTIN LAW FIRM, P.A.
6928 Cobblestone Drive, Suite 100
Southaven, MS 38672
662.890.7575 PHONE
662.890.7576 FAX

STATE OF MISSISSIPPI, COUNTY OF DEBOTO
DO HEREBY CERTIFY that the above and foregoing is
a true copy of the original filed in this office.
This the 13th day of December, 2005
W.E. Davis, Clerk of the chancery court

By J. Smith D.C.