

Prepared By & Return to:  
Realty Title & Escrow  
6397 Goodman Rd, Suite 112  
Olive Branch, MS 38654  
(662)893-8077 / (662)893-8188 (fax)  
File No. 08080306

8/12/08 9:25:09  
BK 591 PG 188  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## WARRANTY DEED

**Lee Eugene Wilson and Margaret Ann Wilson** - Grantor(s)  
**Janice H. Lewis** - Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Lee Eugene Wilson and Margaret Ann Wilson do hereby sell, convey and warrant unto Janice H. Lewis, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lots 10, 11 and 12, Fulton Subdivision as recorded in Deed Book 32, Page 348, in the Northeast Quarter of Section 29, Township 1, Range 6 West, DeSoto County, Mississippi and being more particularly described as follows:

### LOT 10

Lot 10, Fulton Subdivision as recorded in Deed Book 32, Page 348 and being the Dalice & Margaret Wilson Property as described in Book 66, Page 71, in the Northeast Quarter Section 29, Township 1, Range 6 West, in the City of Olive Branch, Mississippi:

Beginning at an iron pin set in the south line of Mimosa Drive (30' Right-Of-Way) and said point being in the west line of Lot 9 of said subdivision; thence South 19° 01' 21" East with the west line of said Lot 9 a distance of 129.06 feet (call 129 feet) to an iron pipe found in a north line of Lake Shakhoka; thence South 67° 36' 39" West with said north line a distance of 135.62 feet (call 135.7 feet) to an iron pipe found in the east line of Lot 11 of said subdivision; thence North 16° 10' 48" West with the east line of said Lot 11 a distance of 131.69 feet (call 132 feet) to an iron pipe found in the southerly line of Mimosa Drive; thence Northeastwardly with the southerly line of Mimosa Drive and along a curve to the right having a radius of 25.00 feet, arc length 24.09 feet, delta angle 55° 12' 56", chord North 45° 39' 24" East 23.17 feet (call chord length 23.1 feet) to a point of tangency; thence North 73° 19' 19" East with the south line of Mimosa Drive a distance of 108.00 feet to the point of beginning and containing 0.41 acres, more or less.

### LOT 11

Lot 11, and a 10' Alley, Fulton Subdivision as recorded in Deed Book 32, Page 348 and being the Dalice & Margaret Wilson Property as described in Book 66, Page 71, in the Northeast Quarter Section 29, Township 1, Range 6 West, in the City of Olive Branch, Mississippi:

Beginning at an iron pipe found in the southerly line of Mimosa Drive (30' Right-Of-Way) and said point being in the east line of Lot 12 of said subdivision; thence Northeastwardly with the southerly line of Mimosa Drive and along a curve to the left having a radius of 50.00 feet, arc length 73.70 feet, delta angle 84° 27' 05", Chord North 56° 33' 22" East 67.21 feet to an iron pipe found in the west line of Lot 10 of said subdivision; thence South 16° 10' 48" East with the west line of said Lot 10 a distance of 131.69 feet (call 132 feet) to an iron pipe found in a northerly line of Lake Shakhoka; thence South 56° 48' 22" West a distance of 115.39 feet (call 115.6 feet) to an iron pipe found; thence North 86° 35' 24" West with the northerly line of Lake Shakhoka a distance of 10.07 feet (call 10 feet) to an iron pipe found in the east line of Lot 12 of said subdivision; thence North 05° 12' 06" East with said east line a distance of 152.64 feet (call 153 feet) to the point of beginning and containing 0.27 acres, more or less.

### LOT 12

Lot 12, Fulton Subdivision as recorded in Deed Book 32, Page 348 and being the Dalice & Margaret Wilson Property as described in Book 45, Page 93, in the Northeast Quarter Section 29, Township 1, Range 6 West, in the City of Olive Branch, Mississippi:

Beginning at an point (iron pipe found 2.2' S.E.) in the southwesterly line of Mimosa Drive (30' Right-Of-Way) and said point being in the southeast line of Lot 13 of said subdivision; thence Southeastwardly with the southwesterly line of Mimosa Drive and along a curve to the left having a radius of 50.00 feet, arc length 42.40 feet, delta angle 48° 35' 28", Chord South 56° 55' 22" East 41.14 feet (call chord length 39.4 feet) to an

iron pipe found in the west line of a 10' alley, per said subdivision; thence South 05° 12' 06" West with the west line of said 10' alley a distance of 152.64 feet (call 153 feet) to an iron pipe found in a northerly line of Lake Shakhoka; thence North 84° 23' 44" West a distance of 165.74 feet to a chisel mark set in the easterly line of Lake Shakhoka and being in the top of a concrete retaining wall; thence North 17° 20' 42" West with said easterly line of Lake Shakhoka and along the top of a concrete retaining wall 7.08 feet to a point; thence North 04° 27' 19" West with the easterly line of Lake Shakhoka and along the top of a concrete retaining wall a distance of 55.22 feet to a chisel mark set in the top of said retaining wall and said point being in the southeast line of Lot 13 of said subdivision; thence North 57° 22' 34" East with said southeast line of Lot 13 a distance of 178.94 feet to the point of beginning and containing 0.50 acres, more or less.

The above legal description is pursuant to the survey prepared on January 7, 2008 by Davis Engineering Company, Inc.; Joe S. Wiseman, R.L.S., MLN 02818.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 4th day of August, 2008.

Lee Eugene Wilson  
Lee Eugene Wilson

Margaret Ann Wilson  
Margaret Ann Wilson

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4th day of August, 2008, within my jurisdiction, the within named Lee Eugene Wilson and Margaret Ann Wilson, who acknowledged that they executed the above and foregoing instrument.

My commission expires:



Gail A. Eason  
(Notary Public)

Grantors' Address:

6621 Kirby Center  
Memphis, TN 3815

H - 901-363-3014

W - N/A

Grantees' Address:

304 Hageman Lane  
Anderson, TN 37705

H - 865-494-0291

W - 865-464-8825