

**WILLIAM H. ACREE, JR.,**

**GRANTOR**

**TO:**

**JONATHAN BASS and wife,  
AMY BASS,**

**GRANTEES**

**WARRANTY DEED**

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, I, WILLIAM H. ACREE, JR., do hereby sell, convey and warrant unto JONATHAN BASS and wife, AMY BASS, 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, described as follows, to-wit:

Part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi, being 1.79 acres, more or less, and more particularly described as follows:

Commencing at a 3/8 inch iron bar found and commonly accepted as the southeast corner of Whippoorwill Commercial Subdivision as recorded in Plat Book 84, Page 4, in the office of the Chancery Clerk, DeSoto County, Mississippi, said 3/8 inch iron bar being described on said subdivision record plat as being 325.51 feet south and 320.45 feet east of the northwest corner of the Northeast Quarter of said Section 31; thence run South 00 degrees 23 minutes 57 seconds West a distance of 485.07 feet to a 1/2 inch iron bar 31.39 feet east of and perpendicular to the centerline of pavement of Hamilton Circle, said 1/2 inch iron bar being found and commonly accepted as the southeast corner of the Robert Young property and the Point of Beginning of the herein described tract of land; thence run South 02 degrees 11 minutes 01 seconds West a distance of 60.96 feet to a 2 inch iron pipe accepted as evidence of the northwest corner of the Gene L. Duke property; thence run South 00 degrees 07 minutes 25 seconds West a distance of 182.15 feet along the west line of said Gene L. Duke property to a 1.5 inch iron pipe accepted as evidence of the northeast corner of the Robert Minor property; thence run North 89 degrees 18 minutes 21 seconds West a distance of 321.69 feet along the north line of said Robert Minor property to a 1.5 inch iron bar on the east line of Nell Owens Subdivision (PB 4, Pg 11) at the northwest corner of said Robert Minor property; thence run North 00 degrees 43 minutes 07 seconds East a distance of 242.89 feet along said Nell Owens Subdivision east line to a 1.5 inch iron pipe accepted as the southwest corner of the former C.L. McCullar tract of land; thence run South 89 degrees 20 minutes 21 seconds East a distance of 321.36 feet along the south line of said former C.L. McCullar tract of land to the Point of Beginning and containing 1.79 acres, more or less.

Being the same property conveyed to Grantor by Warranty Deed dated May 18, 2007 and recorded in Deed Book 558, Page 598, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights-of-way and easements for public roads and public

utilities. This conveyance is further subject to a Right of Way Easement to Mineral Wells Water Association, Inc. recorded in Book 160, Page 77, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

Taxes for the year 2008 shall be prorated as of the date of this instrument and shall be paid by the Grantor herein and possession is to take place upon the delivery of this Deed.

WITNESS MY SIGNATURE, this the 10<sup>th</sup> day of December, 2008.

William H. Acree, Jr.  
WILLIAM H. ACREE, JR.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 10<sup>th</sup> day of December, 2008, within my jurisdiction, the within named WILLIAM H. ACREE, JR., who acknowledged that he executed the above and foregoing instrument.

James E. Woods  
NOTARY PUBLIC



My Commission Expires: 7-19-11

GRANTOR'S ADDRESS:  
6886 Hamilton  
Olive Branch, MS 38654  
Phone: 662-404-2897

GRANTEE'S ADDRESS:  
7975 College Rd  
Olive Branch MS 38654  
Hm. Phone: 662-380-1674  
Wk. Phone: 662-380-6288  
Cell

PREPARED BY AND RETURN TO:  
JAMES E. WOODS  
WATKINS LUDLAM WINTER & STENNIS, P.A.  
P.O. BOX 1456  
OLIVE BRANCH, MS 38654

00931.32150