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PREPARED BY AND RETURN TO:
Select Title & Escrow, LLC
Almon M. Ellis, Jr., Staff Attorney
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 09-1132

Indexing Instructions: 30 +/- ac in S1/2 of 21-2-5
Olive Branch, DeSoto County, Mississippi

GRANTOR:
The Davis N. and Clarise B. Hardy
Revocable Living Trust
7988 WINDING CIRCLE
GERMANTOWN, TN 38138
HOME: (901) 488-8381
WORK: NONE

GRANTEE
Ray A. Coyle
1420 Pigeon Roost Rd.
Byhalia, MS 39061
HOME: 901-734-3213
WORK: 901-757-7202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **The Davis N. and Clarise B. Hardy Revocable Living Trust** does hereby sell, convey and warrant unto **Ray A. Coyle, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

30.00 acres located in the South Half of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi, being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of the northeast quarter of Section 21, intersected by the center line of a public road; thence South 32 Degrees

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41 minutes 09 seconds East along the center line of said Public Road, a distance of 231.35 feet to a point; thence South 23 degrees 43 minutes 02 seconds east along said public road a distance of 286.03 feet to a point; thence South 22 degrees, 48 minutes 48 seconds East along said public road, a distance of 85.66 feet to a point; thence West 2302.31 feet to a point in the northeast line of the Frisco Railroad right of way; thence North 42 degrees 00 minutes 50 seconds West along the northeast line of said Frisco Railroad right of way, a distance of 738.76 feet to a point in the south line of the northwest quarter of Section 21; thence South 89 degrees 32 minutes 35 seconds East along the south line of said northwest quarter of Section 21, a distance of 1778.50 feet to the southwest corner of the northeast quarter of Section 21; thence North 89 degrees 56 minutes 07 seconds East along the south line of the northeast quarter of Section 21, a distance of 745.14 feet to the point of beginning, containing 30.00 acres.

Parcel # 2055-2100.0-00017.01

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by it.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantor herein further warrants that subject property constitutes no part of his/her homestead and is not subject to the homestead rights of any person at the time of conveyance.

By way of explanation, Davis N. Hardy and Clarise B. Hardy were joint Trustees of The Davis N. and Clarise B. Hardy Revocable Living Trust. Davis N. Hardy died September 14, 2003, leaving Clarise B. Hardy as the sole surviving Trustee. A copy of Davis N. Hardy's death certificate is filed with the Tennessee Department of Health.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS ITS SIGNATURE, on this 30th day of June, 2009.

THE DAVIS N. AND CLARISE B. HARDY
REVOCABLE LIVING TRUST

By: Clarise B. Hardy (SEAL)
Clarise B. Hardy, Trustee

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Clarise B. Hardy**, who acknowledged that she is **Trustee of The Davis N. and Clarise B. Hardy Revocable Living Trust** and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 30th day of June, 2009.



[Handwritten Signature]

Notary Public

(SEAL)

My Commission Expires