

Prepared by and Return to: Austin Law Firm, P.A. 6928 Cobblestone Drive, Suite 100 Southaven, MS 38672 662-890-7575	Grantors Address: <u>4081 Davis Rd.</u> <u>Southaven, MS 38671</u> Work: <u>449-5770</u> Home: <u>N/A</u>	Grantees Address: <u>689 Kelkey corner</u> <u>Covington, TN 38019</u> Work: <u>901-476-1548</u> Home: <u>N/A</u>
File No.:		

INDEXING INSTRUCTIONS: SW ¼ of the SW ¼ of Section 8, Township 2 South, Range 7 West

QUITCLAIM DEED WITH LIFE ESTATE RESERVATION

A. GERALD DAVIS

GRANTOR

TO

GAYLE POSEY DAVIS

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 and sufficiency of all of which is hereby acknowledged, A. Gerald Davis, does hereby convey, and quitclaim to Gayle Davis Posey, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

LEGAL DESCRIPTION OF A 9.12 ACRE TRACT MORE OR LESS BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 7 WEST; THENCE S83°05'00"E A DISTANCE OF 499.80 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE A. GERALD DAVIS, ET UX 2.56 ACRE TRACT; THENCE N05°34'14"E ALONG THE WEST LINE OF THE A. GERALD DAVIS, ET UX 2.56 ACRE TRACT A DISTANCE OF 246.60 FEET TO AN IRON PIN FOUND AT THE

NORTHWEST CORNER OF SAID A. GERALD DAVIS TRACT; SAID POINT BEING THE SOUTHWEST CORNER OF THE CHARLES G. DAVIS; ET UX 2.63 ACRE TRACT; THENCE CONTINUING ALONG THE WEST LINE OF SAID CHARLES G. DAVIS TRACT N05°34'14"E A DISTANCE OF 246.60 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID CHARLES G. DAVIS TRACT; SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE FOLLOWING TRACT; TO WIT: THENCE CONTINUING N05°34'14"E, ALONG AN EXISTING FENCE AND HEDGEROW A DISTANCE OF 829.66 FEET TO AN IRON PIN FOUND; THENCE S84°28'38"E, ALONG AN EXISTING FENCE AND HEDGEROW A DISTANCE OF 484.20 FEET TO A POINT IN THE WEST RIGHT OF WAY OF DAVIS ROAD; THENCE S06°25'42"W ALONG THE WEST RIGHT OF WAY OF DAVIS ROAD A DISTANCE OF 832.80 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE CHARLES G. DAVIS, ET UX 2.63 ACRE TRACT; THENCE N84°06'31"W ALONG THE NORTH LINE OF THE CHARLES G. DAVIS, ET UX 2.63 ACRE TRACT A DISTANCE OF 471.74 FEET TO THE POINT OF BEGINNING; CONTAINING 397284.20 SQUARE FEET OR 9.12 ACRES MORE OR LESS. THIS TRACT OF LAND IS SUBJECT TO ALL CODES, REGULATIONS AND REVISIONS, SUBDIVISION COVENANTS, EASEMENTS OF RECORD AND RIGHTS OF WAY OF PUBLIC ROADS AND UTILITIES IN EFFECT FOR DESOTO COUNTY, MISSISSIPPI.

Grantor herein reserves a life estate unto himself in and to the above described property.

By way of explanation, Laverne K. Davis departed this life on June 3, 2009.

This 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.

Possession will be given upon delivery of this deed.

WITNESS my signature this the 20th day of November, 2009.

A. Gerald Davis
A. GERALD DAVIS

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, A. Gerald Davis who acknowledged that he signed and delivered the above and foregoing Deed as his voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of November, 2009.

Notary Public

My commission expires:

NO TITLE WORK WAS PERFORMED OR REQUESTED

