

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY AND RETURN TO:

* JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996
WLWS #00931.34483

GRANTOR(S) ADDRESS:

1385 HWY 305 N
Olive Branch, MS 38654
Phone: 662-893-3395
Phone: SAME

GRANTEE(S) ADDRESS:

5430 Allen Rd
Hernando MS 38632
Phone: 901 299 9562
Phone: SAME

INDEXING INSTRUCTIONS: A 1.02, more or less, tract of land in the Northeast ¼ of Section 35, Township 3 South, Range 6 West, DeSoto County, Mississippi.

WILLIAM L. LYON,

GRANTOR

TO

JARROD J. LYON,

GRANTEE

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 L. LYON, do hereby sell, convey and warrant unto JARROD J. LYON, an unmarried man, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

A 1.02, more or less, tract of land being part of the north part of Hudson 2.923 acre tract (call 2.94 acres) (Deed Book 177, Page 611) in the Northeast ¼ of Section 35, Township 3 South, Range 6 West, DeSoto County, Mississippi, as recorded by Warranty Deed in Book 177, Page 611 in the Chancery Clerk's Office of DeSoto County, Mississippi, more particularly described as follows:

Commencing at a point in the east line of Section 35, Township 3 South, Range 6 West, DeSoto County, Mississippi; thence North 00 degrees 51 minutes 25 seconds West 2737.18 feet to a railroad spike; thence along the west line of the Howell 3 acres (Plat Book 30, Page 5) North 01 degrees 41 minutes 31 seconds West 200.00 feet to a found 5/8 inch rebar at the northwest corner of said tract; thence North 00 degrees 16 minutes 32 seconds West along the west line of the Edward Lyon tract (Deed Book 229, Page 134) 149.71 feet to a 3/8 inch rebar found, also being the true point of beginning for the herein described tract; thence North 89 degrees 53 minutes 17 seconds West 334.65 feet to a point (1/2 inch conduit pipe found 1 foot southwest of corner) said point being 30 feet east of the

centerline of Allen Road; thence North 27 degrees 56 minutes 52 seconds West 188.48 feet along the east line of said Allen Road to the southwest corner of the Alexander tract (Deed Book 38, Page 59); thence South 78 degrees 11 minutes 15 seconds East 432.52 feet to a 1/2 inch I bar found on the west line of the Beverly Mosby tract (Deed Book 442, Page 256); thence South 00 degrees 16 minutes 32 seconds West 78.61 feet along said line to the Point of Beginning, containing 44,487.46 square feet or 1.02 acres, more or less. Subject to DeSoto County Subdivision and Zoning Regulations. Subject to any easements of record for public utilities. Subject to rights of way in Allen Road.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and easements for public roads and public utilities. This conveyance is further subject to an Easement to DeSoto County, Mississippi recorded in Deed Book 180, Page 84, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

The above described property constitutes the homestead of no one.

Taxes for the year 2010 shall be prorated and assumed by the Grantee herein and possession is to take place upon the delivery of this Deed.

WITNESS MY SIGNATURE, this the 5th day of February, 2010.

William L. Lyon
WILLIAM L. LYON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 5th day of February, 2010, within my jurisdiction, the within named WILLIAM L. LYON, who acknowledged that he executed the above and foregoing instrument.

My Commission Expires: 7-19-11 James E. Woods
NOTARY PUBLIC

