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GRANTORS:

Name: Freddie E. Smith  
Address: 8291 Nail Road  
Walls, MS 38680

Phone: 901-487-6331

GRANTEES:

Name: Keith R. Hawkins  
Address: 401 W. Oak Grove Road,  
Hernando, MS 38632

Phone: 901-292-0247

X Prepared by / William A. Brown Bar No. 4708  
Return to: Walker, Brown & Brown, P. A.  
P. O. Box 276, 2540 Highway 51 South  
Hernando, MS 38632, 662-429-5277

Indexing Instructions: A TOWN OF HERNANDO  
Part of Lots 137 and 138, being part of the Southeast Quarter of Section 13,  
Township 3, Range 8 West, DeSoto County, Mississippi

**WARRANTY DEED**

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, FREDDIE E. SMITH, does hereby sell, convey, and warrant unto the Grantee, KEITH R. HAWKINS, the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior

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owners. Taxes for the year 2010 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given at closing.

EXECUTED this the 7th day of April 2010.

Grantor:

*Freddie E. Smith*  
Freddie E. Smith

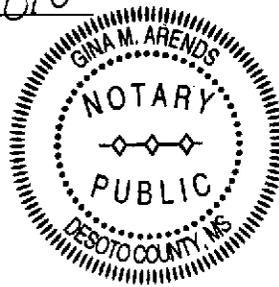
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named FREDDIE E. SMITH who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 7th day of April 2010.

*Gina M. Arends*  
Notary Public

My Commission Expires: Dec-18, 2010



1868br warranty deed

## EXHIBIT A

Part of Town of Hernando Lots 137 and 138, being part of the Southeast Quarter of Section 13, Township 3, Range 8 West, DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Commencing at the intersection of the South right of way line of East Union Street (50 feet wide) and the West right of way line of Church Street (40 feet wide) said point being commonly accepted as the Northeast Corner of Town of Hernando Lot 236, as shown on the official Town Map in the office of the Chancery Court Clerk of DeSoto County, Mississippi; thence run South 01 degrees 40 minutes 58 seconds East a distance of 261.49 feet along said West right of way line of Church Street to its intersection with the North right of way line of East South Street; thence run North 88 degrees 43 minutes 26 seconds West a distance of 133.50 feet along said North right of way line of East South Street to a half inch steel bar at the Southeast corner of Town Lot 138, said point being the point of beginning; thence run North 88 degrees 43 minutes 26 seconds West a distance of 70.00 feet along said North right of way line to a half inch steel bar; thence run North 01 degrees 16 minutes 34 seconds East a distance of 115.00 feet to a half inch steel bar; thence run South 88 degrees 43 minutes 26 seconds East a distance of 70.00 feet to a half inch steel bar on the East line of Town Lot 137; thence run South 01 degrees 16 minutes 34 seconds West a distance of 115.00 feet along said East lines of Town Lots 137 and 138 to the point of beginning and containing 8,050 square feet. Reference North is 01 degrees 52 minutes 34 seconds East of True North. The above description was written from a survey by Danny S. Rutherford, R.L.S., dated October 9, 1990.