

PREPARED BY:  
The Stroud Law Firm  
5779 Getwell Road, C-1  
Southaven, MS 38672  
Philip A. Stroud (MS Bar #99401)  
662-536-5656

INDEXING INSTRUCTIONS:  
Lots 246, 247, 249, 250, 251, 253, 254, 255,  
Woodland Lake Subdivision, situated in  
Section 19, Township 3, Range 9, DeSoto  
County, Mississippi.  
Part of the Northwest Quarter of Section 19,  
T-3-S, R-9-W, DeSoto County, Mississippi.

RETURN TO:  
Bridgforth & Buntin, PLLC  
5293 Getwell Road  
Southaven, MS 38672

**CHARLIE L. PRICE, JR. AND ALISON PRICE,**

**GRANTOR**

**TO**

**WARRANTY DEED**

**STUART ZENNER,**

**GRANTEES.**

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, **WE, CHARLIE L. PRICE, JR. AND ALISON PRICE,** do hereby sell, convey and specially warrant to **STUART ZENNER AND KAREN ZENNER, HUSBAND AND WIFE,** 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:

Tract 1: Lots 246, 247, 253, 254 and 255, Woodland Lake Subdivision, situated in Section 19, Township 3, Range 9, DeSoto County, Mississippi, as shown in Plat Book 1, Pages 15A, 15B and 15C in the office of the Chancery Clerk of DeSoto County, Mississippi.

Tract 2: Part of the Northwest Quarter of Sections 19, T-3-S, R-9-W, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Commencing at the Southwest corner of the Southeast quarter of said Northwest Quarter; thence N 01°12'24" W along the East line of Lots 414 and 415, Section A, Delta View Addition as shown in Plat Book 4 Page 24, and an extension thereof, 563.25 feet to the South line of a 50 feet wide power line easement; thence N 01°54'42" W a distance of 36.12 feet to the centerline of said easement; thence N 01°54'42" E a distance of 789.80 feet to the Northeast corner of Tract 3, per Deed Book 573, Page 111 of the Chancery records of said county; thence N 02°09'10" W a distance of 548.83 feet to the Southwest corner of the G. Russell Yackey 5 acres as recorded in Deed Book 526 on Page 249 on the Chancery records of said county; thence N 78°11'07" E along the South line of said Yackey 5 acres a distance of 552.97 feet to the Southwest corner of Lot 244, Woodland Lake Subdivision as shown in Plat Book 1 on Page 15 of said Chancery Records; thence S 21°03'03" E along the West line of Lots 245 and 246 of said Woodland Subdivision a distance of 320.88 feet; thence S 86°18'03" E along the South line of Lots 247-249 of said Subdivision a distance of 550.00 feet; thence S 21°20'20" E along the West line of Lot 250 and a 30 feet wide future drive, a distance of 145.07 feet; thence S 27°40'58" E along the West line of Lots 251 and 252 of said Subdivision, a distance of 349.54 feet; thence S 10°02'57" W along the West line of Lots 253-155 of said Subdivision, a distance of 58.70 feet to the Northeast corner of Woodcrest Subdivision as

shown on Plat Revision in Plat Book 20 on Page 7 of said Chancery Records; thence S 58°04'10" W along the North line of said Woodcrest Subdivision a distance of 279.56 feet; thence S 67°26'17" W along said North line of said Woodcrest Subdivision a distance of 241.77 feet; thence S 65°30'37" W along the North line of said Woodcrest Subdivision a distance of 68.48 feet; thence S 47°08'49" W along said North line of Woodcrest Subdivision a distance of 79.91 feet; thence S 00°56'28" E along the West line of said Woodcrest Subdivision a distance of 243.64 feet; thence S 15°39'13" W along said West line of Woodcrest Subdivision a distance of 253.3 feet to the South line of aforesaid 50 feet wide power line easement a distance of 865.19 feet to the point of beginning and containing 41.89 acres, more or less bearings are taken from G.P.S localization.

Said 41.89 acre tract is hereby one and the same as shown on Exhibit "A" attached hereto and as described in Lien Book 18, Page 135 recorded in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this Deed is subject to easements for public roads, public utilities and drainage easements for DeSoto County, Mississippi. The undersigned makes no representations with regard to minerals and conveys only such minerals as are owned by the Estate, if any.

It is agreed and understood that taxes for the current year shall be pro-rated. Possession is to take place on delivery of this Deed.

WITNESS MY SIGNATURE, this the 21st day of April, 2010.

*[Handwritten signature of Charlie L. Price, Jr.]*

**CHARLIE L. PRICE, JR.**

*[Handwritten signature of Alison Price]*

**ALISON PRICE**

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **CHARLIE L. PRICE, JR. AND ALISON PRICE**, who severally acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL, this the 21st day of April, 2010.



*[Handwritten signature of Michele Watts]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

GRANTOR'S ADDRESS:

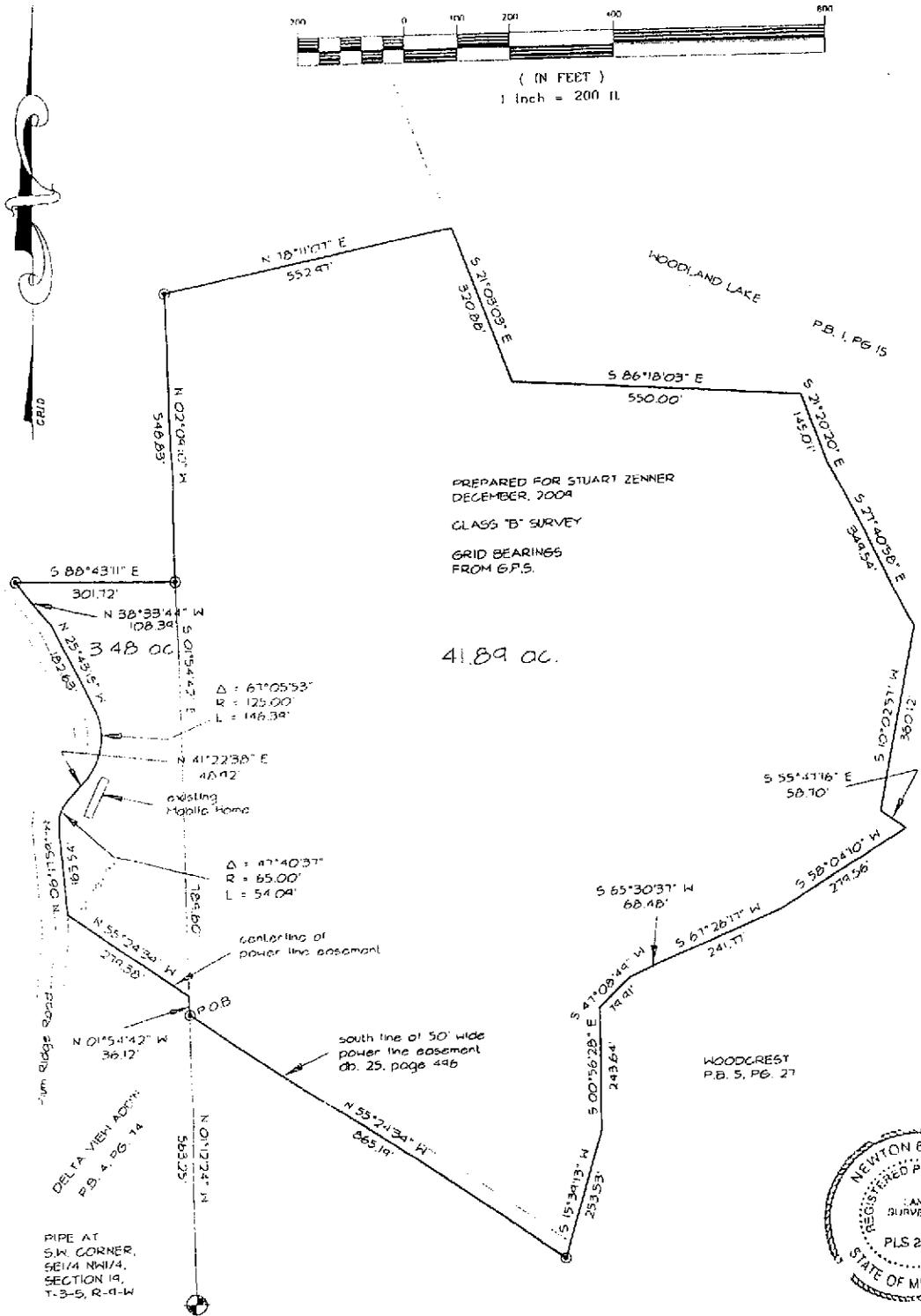
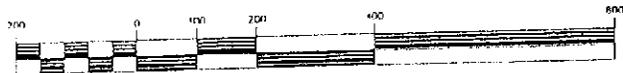
8765 Baker Road *[AP]*  
Lake Cormorant, MS 38641  
BUS. PHONE: 662-781-4638  
1346 Bend Rd.  
Coldwater, ms 38618  
662-562-0052

GRANTEE'S ADDRESS:

11325 High Road  
Hernando, MS 38632  
BUS. PHONE: n/a  
RES. PHONE: 662-429-2635

EXHIBIT "A"

GRAPHIC SCALE



PRELIMINARY PLAT OF

PART OF THE  
NORTHWEST QUARTER OF  
SECTION 19, T-3-S, R-9-W,  
DESO TO COUNTY, MISSISSIPPI

Not valid unless signed  
and sealed original

Land Surveying Company

112 BOX 303 - 178 HARRIS ROAD  
GOLI DWATER, MISSISSIPPI  
1-662-258-2475