

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES ONLY

File No: 2010061570  
Prepared By & Return To:  
Bridgforth & Buntin, PLLC  
5293 Getwell Road  
Southaven, Mississippi 38672  
(662) 393-4450

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INDEXING INSTRUCTIONS: Southeast Quarter of Section 19, Township 3 South, Range 8 West, DeSoto County, Mississippi

WARRANTY DEED

M. Edwin Ramsey, CPA, Trustee of  
The James D. Skaggs Marital Trust, contained  
in Last Will and Testament of James D. Skaggs,  
dated November 23, 1999  
2756 Mt. Moriah Parkway  
Memphis, Tennessee 38115  
Phone: 901-365-8492

GRANTOR

TO

ROBERT M. BRANKSTONE and wife,  
JEANNIFER F. BRANKSTONE  
3805 Fogg Road  
Hernando, Mississippi 38632  
Phone: 901-485-9364 SAME

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, M. Edwin Ramsey, CPA, Trustee of The James D. Skaggs Marital Trust, contained in Last Will and Testament of James D. Skaggs, dated November 23, 1999, do hereby sell, convey and warrant unto Robert M. Brankstone and wife, Jeannifer F. Brankstone, 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, more particularly described as follows, to-wit:

Commencing at the commonly accepted northwest corner of the southeast quarter of Section 19, Township 3 South, Range 8 West, Desoto County, Mississippi being a 1/2" rebar found; thence South 0 Deg 16 Min 53 Sec East, a distance of 1787.06 feet; thence North 89 Deg 43 Min 07 Sec East, a distance of 671.26 feet to the POINT OF BEGINNING; thence North 69 Deg 34 Min 48 Sec East, a distance of 529.46 feet to a fence corner; thence along a fence line the following calls: thence North 44 Deg 15 Min 13 Sec East, a distance of 150.44 feet; thence North 50 Deg 12 Min 39 Sec East, a distance of 73.21 feet; thence North 60 Deg 07 Min 52 Sec East, a distance of 55.21 feet; thence North 64 Deg 06 Min 52 Sec East, a distance of 321.27 feet; thence South 70 Deg 04 Min 05 Sec East, a distance of 71.98 feet; thence South 53 Deg 08 Min 28 Sec East, a distance of 210.19 feet; thence South 61 Deg 48 Min 02 Sec East, a distance of 59.08 feet; thence South 68 Deg 56 Min 14 Sec East, a distance of 40.73 feet; thence South 74 Deg 52 Min 48 Sec East, a distance of 70.65 feet; thence South 87 Deg 06 Min 35 Sec East, a distance of 59.66 feet; thence North 81 Deg 04 Min 08 Sec East, a distance of 172.74 feet; thence South 82 Deg 00 Min 58 Sec East, a distance of 284.30 feet; thence South 65 Deg 55 Min 02 Sec East, a distance of 15.16 feet; thence North 66 Deg 14 Min 02 Sec East, a distance of 25.87 feet; thence North 53 Deg 12 Min 14 Sec East, a distance of 16.84 feet to the east line of Fogg Road(40' from center); thence South 0 Deg 00 Min 59 Sec East along said line, a distance of 142.66 feet; thence South 0 Deg 10 Min 41 Sec West along said line, a distance of 318.28 feet; thence South 0 Deg 36 Min 46 Sec East along said line, a distance of 335.27 feet to a fence line; thence South 89 Deg 07 Min 47 Sec West a fence line, a distance of 460.97 feet; thence South 2 Deg 43 Min 23 Sec East along a fence line, a distance of 350.01 feet to the south line of said quarter section; thence South 89 Deg 33 Min 32 Sec West along said quarter section line, a distance of 1490.03 feet; thence North 1 Deg 17 Min 22 Sec West, a distance of 870.37 feet to the POINT OF BEGINNING; said described tract containing 47.567 Acres, more or less.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions.

Taxes for the current year to be pro-rated upon receipt of tax bill.

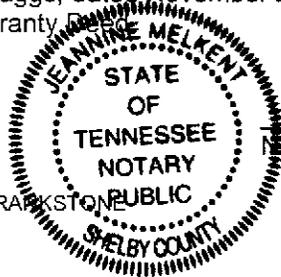
Possession is to be given with delivery of deed.

WITNESS my signature this the 15 day of July, 2010.

M. Edwin Ramsey CPA Trustee  
M. Edwin Ramsey, CPA,  
Trustee of The James D. Skaggs Marital Trust contained  
in Last Will and Testament of James D. Skaggs, dated  
November 23, 1999

STATE OF Tennessee  
COUNTY OF Shelby

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 15 day of July, 2010, within my jurisdiction, the within named M. Edwin Ramsey, CPA who acknowledged that as Trustee of The James D. Skaggs Marital Trust contained in Last Will and Testament of James D. Skaggs, dated November 23, 1999, and in said capacity, he executed the above and foregoing Special Warranty Deed.



Jeannine Melkent  
Notary Public

T:\LUAN\17WD SKAGGS TO BRANKSTONE

MY COMMISSION EXPIRES:  
February 29, 2012