

4/15/11 10:41:36
DK W BK 655 PG 529
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared By & Return to
Law Office of George B. Ready, MSB #4674
Post Office Box 127
Hernando, Mississippi 38632
(662) 429-7088
HIGH0311

PREPARED BY AND RETURN TO
REALTY TITLE
2306 East Parkway
Hernando, MS 38632
(662) 429-2680 FAX (662) 429-5180

INDEXING INSTRUCTIONS: A tract of land situated in the Southeast and Southwest Quarter of Section 35, Township 1 South, Range 9 West, DeSoto County, Mississippi.

Grantor(s) Address:
354 St. Francis Avenue
Smyrna, Tennessee 37167

Home: 615-631-5205
Work: Same

Grantee(s) Address:
6039 Honeysuckle Lane
Walls, Mississippi 38680

Home: 615-497-5831
Work: —

LINDA C. NOWELL, CONSERVATOR
OF THE CONSERVATORSHIP OF
OLIVE LENORA CLIFTON

GRANTOR(S)

TO

RONALD E. HIGHTSHOE,
A SINGLE PERSON

GRANTEE(S)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, LINDA C. NOWELL, CONSERVATOR OF THE CONSERVATORSHIP OF OLIVE LENORA CLIFTON, (GRANTOR), does hereby sell, convey and warrant RONALD E. HIGHTSHOE, A SINGLE PERSON, (GRANTEES), the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

LEGAL DESCRIPTION OF 5.58, MORE OR LESS, ACRES OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI;

BEGINNING AT A 1/2' REBAR (FOUND) AT THE NORTHEAST CORNER OF LITTLE ACRES SUBDIVISION (PLAT BOOK 18, PAGE 14); THENCE SOUTH 04 DEGREES 45 MINUTES 00 SECONDS EAST 792.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF HONEYSUCKLE LANE TO A 1/2' IRON PIPE (SET); THENCE SOUTH 89 DEGREES 19 MINUTES 17 SECONDS WEST 306.85 FEET ALONG THE NORTH RIGHT OF WAY LINE OF NAIL ROAD TO A 1/2" REBAR (FOUND); THENCE NORTH 04 DEGREES 45 MINUTES 00 SECONDS WEST 792.00 FEET TO A 1' IRON PIPE (FOUND); THENCE NORTH 85 DEGREES 19 MINUTES 14 SECONDS EAST 306.85 FEET TO THE POINT OF BEGINNING CONTAINING 5.58, MORE OR LESS, ACRES 243,030 SQUARE FEET BEING SUBJECT TO ALL CODES, REGULATIONS REVISION, EASEMENTS AND RIGHT OF WAYS OF RECORD.

Meaning to describe and being the same property as conveyed to Grantor(s) of record in Deed Book 89, Page 422; Book 90, Page 78; Book 104, Page 358; Book 119, Page 478; and Book 196, Page 213, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Paul Clifton, spouse of the said Olive Lenora Clifton, passed away on March 14, 1998, as evidenced by the Certificate of Death attached hereto and made a part of this instrument.

Olive Lenora Clifton and Lenora Clifton are one and the same person.

By way of explanation, this conveyance is per the terms and provisions as set forth in that certain Order for Authority to Sell Realty and Personalty filed for record on February 24, 2010, in the Chancery Court of DeSoto County, Mississippi under Cause no. 07-07-1377.

The warranty in this deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

It is understood and agreed that the taxes for the year 2011 have been prorated as of this date on an estimated basis only and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession to take place upon closing.

WITNESS MY SIGNATURE, this the 11th day of April, 2011.

The Conservatorship of Olive Lenora Clifton

By: Linda C. Nowell, Conservator
Linda C. Nowell, Conservator

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

11th Personally appeared before me, the undersigned authority in and for the said county and state, on this the 11th day of April, 2011, within my jurisdiction, the within named LINDA C. NOWELL, who acknowledged that she is the CONSERVATOR OF THE CONSERVATORSHIP OF OLIVE LENORA CLIFTON, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

Wanda Whitley
Notary Public

My Commission Expires:

**My Commission Expires
September 16, 2012**

