

Prepared by & Return to:

The Blackburn Law Firm, PLLC  
8429 Industrial Drive  
Olive Branch, MS 38654  
662-895-6116

Grantor:

Lori Cochran-Taylor, Individually and  
as Executrix of the Estate of Fred  
William Cochran, Jr.

Address:

1239 East Indianola Avenue  
Pheonix, AZ 85014

Phone: 662-812-5088

N/A

Grantee:

Vernon Boyce and wife, Enola Boyce

Address:

4040 Spring Valley Drive  
Olive Branch, MS 38654

Phone: 207-762-7471

N/A

**WARRANTY DEED**

**LORI COCHRAN-TAYLOR, INDIVIDUALLY  
AND AS EXECUTRIX OF THE ESTATE OF  
FRED WILLIAM COCHRAN, JR.**

**GRANTOR**

TO

**VERNON BOYCE, ET UX**

**GRANTEES**

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, **Lori Cochran-Taylor**, Individually and as Executrix of the Estate of Fred William Cochran, Jr., Deceased, Grantor, does hereby grant, bargain, sell, convey and warrant unto **Vernon Boyce**, and wife, **Enola Boyce**, as tenants by the entirety with full rights of survivorship and not as tenants in common, Grantee, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS: Part of the Southwest Quarter of Section 7, Township 2 South, Range 6 West, DeSoto County, Mississippi

*Rec'd*

*4*

Part of the Southwest Quarter of Section 7, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit: COMMENCING at a point on the centerline of College Road commonly accepted as the Southwest corner of said Quarter section; thence run South 89 degrees 00 minutes 17 seconds East a distance of 565.01 feet to a point on said centerline of College Road, said point being on the East right of way line of Spring Valley Drive and the Point of Beginning; thence run North 00 degrees 59 minutes 43 seconds East a distance of 78.00 feet along said right of way line to a point; thence run North 89 degrees 00 minutes 17 seconds West a distance of 5.00 feet along said right of way line to a point; thence run North 00 degrees 59 minutes 43 seconds East a distance of 107.32 feet along said right of way line to the point of curvature of a curve to the right (d+47 degrees 39 minutes 49 seconds, R+225.00 feet) thence run Northeasterly a distance of 187.17 feet along said curve and right of way line to the point of tangency of said curve; thence run North 48 degrees 39 minutes 32 seconds West a distance of 32.08 feet along said right of way line to a point on the South line of Spring Valley; thence run South 42 degrees 24 minutes 35 minutes East a distance of 99.73 feet along said Spring Valley South line to a point; thence run South 48 degrees 18 minutes 42 seconds East a distance of 71.09 feet along said Spring Valley South line to the Northwest corner of the Ernest R. Mize property; thence run South 07 degrees 30 minutes 00 seconds East a distance of 77.20 feet along the West line of said Mize property to a point; thence run South 34 degrees 00 minutes 00 seconds East a distance of 77.00 feet along said Mize west line to a point; thence run South 20 degrees 30 minutes 00 seconds East a distance of 123.61 feet along said Mize west line to a point on said centerline of College Road ; thence run North 89 degrees 00 minutes 17 seconds West a distance of 315.47 feet along said centerline to the point of beginning and containing 1.83 acres, more or less. Bearings are based on calls shown on plat of survey of Ronald R. Williams, P.E.L.S. dated August 7, 1978. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated February 10, 1993

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in the records of DeSoto County, Mississippi; and subject to taxes for the year 2011 and all subsequent years.

By way of explanation, Fred William Cochran, Jr., died July 29, 2011 and his estate is being formally administered in the DeSoto County Chancery Court at Cause No. 11-CV-1537 whereby an Order Authorizing the Sale of Real Estate was entered on September 21, 2011.

Taxes for the year 2011 are being pro-rated on an estimated basis as part of this closing, Grantor shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, its heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

*Lori Cochran-Taylor* EXECUTRIX  
Lori Cochran-Taylor, as Executrix of the Estate of  
Fred William Cochran, Jr., Deceased  
*Lori Cochran-Taylor*  
Lori Cochran-Taylor, Individually

STATE OF MISSISSIPPI

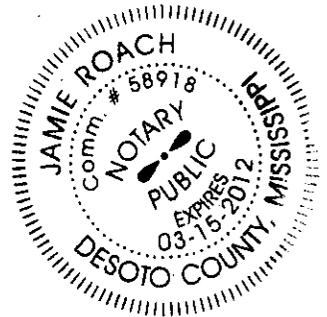
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for said County and State, the within named **LORI COCHRAN-TAYLOR**, as Executrix of the Estate of Fred William Cochran, Jr., deceased, who acknowledged that she executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed and in her representative capacity as Executrix.

GIVEN under my hand and official seal on this the 24 day of September, 2011.

*Jamie Roach*  
NOTARY PUBLIC

My Commission Expires:  
3/15/2012

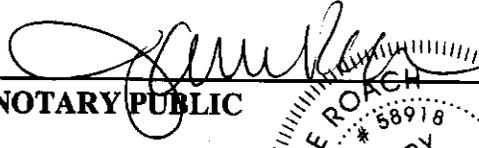


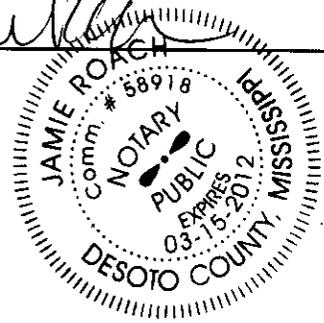
**STATE OF MISSISSIPPI**

**COUNTY OF DESOTO**

**THIS DAY PERSONALLY APPEARED BEFORE ME**, the undersigned authority within and for the State and County aforesaid, **LORI COCHRAN-TAYLOR**, Individually, who, on oath deposes and says that the matter and things stated in the above and foregoing petition are true and correct as therein stated, except those statements made on information and belief, which statements she believes to be true.

GIVEN under my hand and official seal on this the 24 day of September, 2011.

  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires:

3-15-2012