

LS 12/20/11 10:07:27
LS DK W BK 671 PG 532
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and Return to: Austin Law Firm, P.A. 6928Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 File No: S11-11-0672	Grantors Address: <u>3705 Nisenun Lane</u> <u>Wheatland, CA</u> <u>95695</u> Home: <u>N/A</u> Work: <u>901-481-1347</u>	Grantees Address: <u>5827 Tchulahoma Rd.</u> <u>Southaven, MS 38671</u> Home: <u>662-578-1298</u> Work: <u>N/A</u>
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WARRANTY DEED

BRIAN S. BOICE and wife, RENEE C. BOICE
F/K/A, RENEE C. MOLLOY
GRANTORS

TO

JOHNATHAN T. GREEN,
GRANTEE

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, Brian S. Boice and wife, Renee C. Boice, f/k/a, Renee C. Molloy, do hereby sell, convey, and warrant unto Johnathan T. Green, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

ATTACHED HERETO:

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 2011 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 12th day of December, 2011.

FNT

B. S. Boice

Brian S. Boice

Renee C. Boice

Renee C. Boice, f/k/a Renee C. Molloy

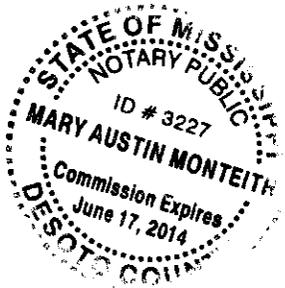
STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named BRIAN S. BOICE AND RENEE C. BOICE, f/k/a, Renee C. Molloy, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of December, 2011.

Mary Austin Monteith
Notary Public

My commission expires:



LEGAL DESCRIPTION OF A 0.71± ACRE TRACT BEING PART OF THE CHARLES J. MOORE 0.8994± ACRE TRACT AS RECORDED IN DEED BOOK 275, PAGES 412-414 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI AND BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI; THENCE SOUTH 00 DEGREES 19 MINUTES 30 SECONDS WEST A DISTANCE OF 580.62 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.71± ACRE TRACT; TO WIT: THENCE CONTINUING SOUTH 00 DEGREES 19 MINUTES 30 SECONDS WEST A DISTANCE OF 57.70 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 2 OF THE CHARLES MOORE SUBDIVISION AS RECORDED IN PLAT BOOK 46, PAGE 26 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI; THENCE SOUTH 87 DEGREES 09 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 522.72 FEET, PASSING THROUGH A 1/2" IRON PIN FOUND AT 40.5 FEET, TO A 1/2" IRON PIN FOUND, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS EAST A DISTANCE OF 60.18 FEET TO A POINT IN A 4' POLY-VINYL FENCE CORNER POST; THENCE NORTH 87 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 522.56 FEET, PASSING THROUGH A 1/2" IRON PIN SET AT 6.0 FEET AND A 1/2" IRON PIN SET AT 482.56 FEET, TO THE POINT OF BEGINNING AND CONTAINING 30763.55 SQUARE FEET OR 0.71± ACRES. THIS PROPERTY IS SUBJECT TO ALL CODES, REGULATIONS AND RESTRICTIONS, RIGHTS OF WAY, AND EASEMENTS OF RECORD IN EFFECT FOR DESOTO COUNTY, MISSISSIPPI.

BBS

DCB