

5/16/12 12:05:59  
BK W BK 680 PG 745  
DE SOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

GRANTORS:

Estate of A. Stephen Ballard, Jr.,  
William W. Ballard, Administrator

Address: 2310 Elm Street, Hernando, MS 38632  
Phone: 662-429-7886 NA

GRANTEES: ELIZABETH COTTON BALLARD

35 Park Street, Hernando, MS 38632  
Phone: 662-429-6445 NA

Prepared by / Mary Walker Brown, Bar No. 4662

Return to: Walker, Brown & Brown, P. A.  
P. O. Box 276, 2540 Highway 51 South  
Hernando, MS 38632, 662-429-5277

Indexing Instructions: Part of Lot 420, Town of Hernando, Section 13, Township 3 South, Range 8 West, DeSoto County, MS.

**ADMINISTRATOR'S DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in compliance with an Agreed Order of Partition in the Estate of A. Stephen Ballard, Jr., deceased, deceased, filed in Cause Number 08-12-2611PL in the Chancery Court of DeSoto County, Mississippi, I, WILLIAM W. BALLARD, Administrator of the Estate of A. Stephen Ballard, Jr., do hereby give, convey and quitclaim unto ELIZABETH COTTON BALLARD the lands lying and being situated in DeSoto County, Mississippi, all more particularly described as follows, to-wit:

Tax Parcel Number 30861300.4000800, more particularly described by Street Address 35 Park Street, Hernando, MS, being the property described on Attached Exhibit A and being the same property as that conveyed in Deed Book 208, page 631, in the office of the Chancery Clerk of DeSoto County, Mississippi.

That certain lot or parcel of land lying and being situated in the Town of Hernando, DeSoto County, Mississippi, on Section 13, Township 3, Range 8, described as follows, to-wit: Beginning at a stake in Lot No. 420, said point of beginning being at Southeast corner of the A. S. Ballard residence lot and the Southwest corner of the Epsy M. Cooke residence lot, running thence South 30 feet to a stake, running thence West to a stake 10 feet from the West boundary line of Lot No. 420, running thence North 30 feet to the Southwest corner of the A. S. Ballard residence lot, running thence East along the South line of the A. S. Ballard residence lot to the point of beginning, and being the same lot conveyed by Robert P. Cooke to A. S. Ballard by Warranty Deed dated December 27, 1947, of record in Book 35, Page 441, of the deed records of DeSoto County, Mississippi.

A certain rectangular shaped tract in the North and West portion of Lot No. 420 on Section 13, Township 3, Range 8 West in the Town of Hernando as appears from the official map of said Town on file in the Chancery Clerk's Office of DeSoto County, Mississippi, further described by metes and bounds as follows: beginning at a point in the North line of Town Lot No. 420 which beginning point is 10 feet east of the Northwest corner thereof and which beginning point is on the West side of a Ash tree about 2 feet in diameter; thence East on the North line of said Lot 118 feet; thence South parallel to the East line of said Lot 210 feet to a cross wire fence running East and West across said Lot 420; thence West along the line of said fence 118 feet to a point which is 10 feet East of the West line of said Lot 420; thence North 210 feet to the beginning and containing 0.56 of one acre; including that portion embraced in the public streets, and being the same lot conveyed by Mrs. Epsy M. Cooke, et vir, to A. S. Ballard and wife, Mrs. Ruth W. Ballard by Warranty Deed dated October 11, 1937, recorded in Book 26, Page 278, of the deed records of DeSoto County, Mississippi.

Exhibit A

This property is further described as Tracts E on the Agreed Order entered in the above styled cause in the Chancery Court of DeSoto County, Mississippi. Grantee acknowledges that Leslie Ballard and Alley S. Ballard, III, each have a right of first refusal to purchase the above described property at the same price a bona fide purchaser for value would pay or at the fair market value in the event the property is sold, conveyed or transferred in any manner. This right of first refusal shall extend for twenty days only and at the end of twenty days Leslie or Alley Ballard must enter into a written contract to purchase the property or the right expires. This right of first refusal is enforceable only during the lifetime of Leslie Ballard and Alley S. Ballard, III. It does not extend beyond their lives so as to avoid being a cloud upon the title in perpetuity.

Taxes for the year 2012, shall be paid by Grantees.

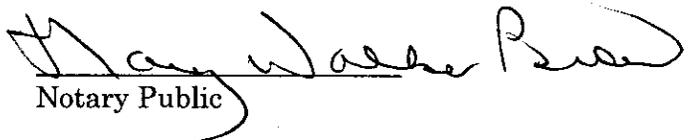
WITNESS my signature this the 11 day of May, 2012.

  
WILLIAM W. BALLARD, ADMINISTRATOR  
OF THE ESTATE OF A. STEPHEN BALLARD, JR.,  
DECEASED, GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11 day of May, 2012, within my jurisdiction, the within named WILLIAM W. BALLARD, who acknowledged that he is ADMINISTRATOR of the ESTATE OF A. STEPHEN BALLARD, JR., DECEASED, and that in said representative capacity he executed the above and foregoing Administrator's Deed after first having been duly authorized to do so.

GIVEN under my hand and official seal of office this the 11 day of May, 2012.

  
Notary Public

My Commission Expires:

