

**This Document Was Prepared By and Return to: SMITH, PHILLIPS, MITCHELL, SCOTT & NOWAK, LLP,
REBECCA S. THOMPSON, MSB# 9765, P.O. Box 346, Hernando, MS 38632, (662)429-5041**

INDEXING INSTRUCTIONS: property located in the Northeast Quarter of Section 8, Township 4 South, Range 7 West, and Southeast Quarter of Section 5, Township 4 South, Range 7 West, DeSoto County, Mississippi.

**MICHAEL J. TYGART, SAMMIE L. TYGART,
JOSHUA K. TYGART, and BELINDA G. TYGART**
3374 Oak Leaf Drive
Olive Branch, MS 38654
Wk Phone: n/a
Home Phone: 901-240-5048

GRANTORS

to

WARRANTY DEED

**MICHAEL J. TYGART and wife
SAMMIE L. TYGART**
3374 Oak Leaf Drive
Olive Branch, MS 38654
Wk Phone: n/a
Home Phone: 901-240-5048

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, valuable and legal considerations, the receipt and sufficiency of which are hereby acknowledged, we, **MICHAEL J. TYGART, SAMMIE L. TYGART, JOSHUA K. TYGART, and BELINDA G. TYGART**, Grantors, do hereby bargain, sell, convey and warrant unto **MICHAEL J. TYGART and wife SAMMIE L. TYGART**, Grantees, as tenants by the entirety

with full rights of survivorship and not as tenants in common, the following property located and situated in DeSoto County, Mississippi, and more particularly described as follows:

DESCRIPTION OF TRACT 2:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, CONTAINING FIVE ACRES, MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF A 16.7 ACRE TRACT OF ANGELA ELLIOTT, LOCATED AT 639.1 FEET SOUTH AND 308 FEET WEST OF THE NORTHEAST CORNER OF SECTION 8 OF TOWNSHIP 4 SOUTH, RANGE 7 WEST AND RUN N 9°59'22" W 235.25 FEET, ALONG THE EAST LINE OF THE ELLIOTT TRACT; THENCE S 88°31'10"W 897.29 FEET, TO THE CENTER OF LOVE ROAD; THENCE S 15°53'00" W 99.10 FEET, ALONG THE CENTERLINE; THENCE S 4°26'00"E 138.26 FEET, ALONG THE CENTERLINE, TO THE SOUTH LINE OF THE ELLIOTT TRACT; THENCE N 88°31'10" E 954.55 FEET, ALONG THE SOUTH LINE OF SAID ELLIOTT TRACT TO THE POINT OF BEGINNING. LESS AND EXCEPT PUBLIC ROAD AND UTILITY EASEMENTS.

DESCRIPTION TRACT 3:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, CONTAINING 6.84 ACRES, MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN ON THE NORTH LINE OF SECTION 8, LOCATED S 10°86' W 417.94 FEET FROM THE NORTHEAST CORNER OF SECTION 8 AND RUN S 9°59'22" e 385.44 FEET, ALONG THE EAST LINE OF THE ANGELA ELLIOTT TRACT; THENCE S 88°31'10" W 897.29 FEET; TO THE CENTER OF LOVE ROAD; THENCE N 15°53'00" E 125.68 FEET ALONG THE CENTER OF THE ROAD; THENCE N 18°38'14" E 301.16 FEET, ALONG THE CENTER OF THE ROAD; THENCE S 88°28'10"E 280.78 FEET; THENCE S 74°54'53" E 249.41 FEET; THENCE N 68°49'45" E 190.88 FEET, TO THE POINT OF BEGINNING. LESS AND EXCEPT A 30 FOOT INGRESS AND EGRESS EASEMENT TO THE PRINCE PROPERTY, PUBLIC ROAD AND UTILITY EASEMENTS.

This conveyance is made subject to all road rights of way, public utility easements, restrictive covenants, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi and is made subject to a thirty (30) foot easement for ingress and egress to the Prince property as reflected in Deed Book 268 at page 213 and Deed Book 376 at page 412 in the land deed records of DeSoto County, Mississippi and a Right of Way to Mississippi Power & Light Company recorded in Deed Book 180 at page 673 of the land deed

records of DeSoto County, Mississippi.

Possession will be given with delivery of this deed.

WITNESS OUR SIGNATURES, this the 23rd day of July, 2012.

M Tygart
MICHAEL J. TYGART, Grantor

Sammie L. Tygart
SAMMIE L. TYGART, Grantor

Josh Tygart
JOSHUA K. TYGART, Grantor

Belinda G Tygart
BELINDA G. TYGART, Grantor

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **MICHAEL J. TYGART, SAMMIE L. TYGART, JOSHUA K. TYGART, and BELINDA G. TYGART** who acknowledged that they freely and voluntarily signed and delivered the above Warranty Deed on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 23rd day of July, 2012.

(SEAL)



Jessica Flake
Notary Public
My Commission Expires:
9/18/2015