

BOOK 91 #499  
CORRECTION DEED

NO 1673

For a valuable consideration cash in hand paid to us by Roy James Loflin, Jr. and Caroline S. Loflin, the receipt of which is hereby acknowledged, and in order to correct the description contained in that deed between the parties hereto dated September 23, 1963 and recorded in Book 90 on page 155 in the Chancery Clerk's Office in Canton, Mississippi, we, F. H. Edwards and wife, Lottie M. Edwards, do hereby convey and warrant unto the said Roy James Loflin, Jr. and wife, Caroline S. Loflin, as tenants by the entirety with rights of survivorship and not as tenants in common, the following described property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

A lot or parcel of land fronting 100.0 feet on the west side of Kathy Circle in the City of Canton, Madison County, Mississippi, and being more particularly described as Lot # 5, and a strip of land 20 feet wide off the southern part of Lot 4 which strip is more particularly described as beginning at the westernmost corner of Lot 4, thence running North 10° 40'E along the western line of said lot 4 to a point that is 20.0 feet north of the Northern line of Lot 5, thence run in an easterly direction parallel with the south line of said lot 4 for 199.4 feet to the eastern line of said lot #4, thence run in a southerly direction along the east line of said lot 4 to the northeast corner of said lot 5, thence run in a westerly direction along the south line of said lot 4 for 194.1 feet to the point of beginning, and all being in Block "D" of Kathy Subdivision according to plat thereof of record in Plat Book # 4 on Page 14 in the Chancery Clerk's Office in Canton, Mississippi. Subject to utility right-of-way easement of 15.0 feet in width off the south side of said lot #5, and all being situated in the City of Canton, Madison County, Mississippi.

Less and except therefrom one-half (1/2) of all oil, gas and other minerals as reserved by former owners.

It is agreed and understood that no residence shall be constructed on said lot which shall cost less than \$16,000.00 according to the presently prevailing prices, and the residence shall be not closer than 60 feet to the front street and not closer than 10 feet to the north line of said lot.

The warranty herein contained shall be effective as of September, 23, 1963.

The grantees herein join in this conveyance to show their consent to this correction.

Witness our signatures, this the 13 day of February, 1964.

F. H. Edwards  
F. H. Edwards

Lottie M. Edwards  
Lottie M. Edwards

Roy James Loflin, Jr.  
Roy James Loflin, Jr.

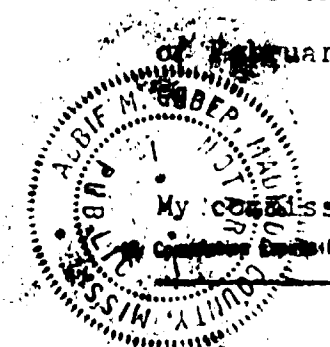
Caroline S. Loflin  
Caroline S. Loflin

State of Mississippi  
County of Madison

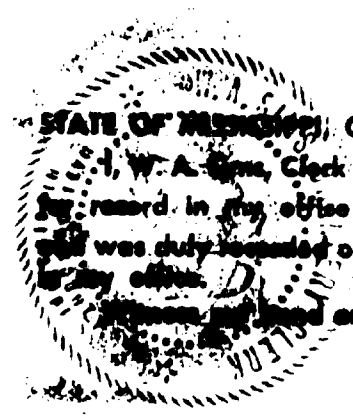
Personally appeared before me, the undersigned authority in and for said County and State, the within named F. H. Edwards, Lottie M. Edwards, Roy James Loflin, Jr. and Caroline S. Loflin who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as and for their act and deed.

Given under my hand and seal of office, this the 13 day of February, 1964.

Albee M. Hines  
Notary Public



My commission expires: \_\_\_\_\_  
Commission Expires Feb. 15, 1968



STATE OF MISSISSIPPI, County of Madison:  
I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 26 day of February, 1964, at 1:45 o'clock P. M. and was duly recorded on the 28 day of February, 1964, Book No. 91 on Page 499.  
Witness my hand and seal of office, this the 28 of February, 1964.  
W. A. SIMS, Clerk  
By Marlene S. Flight, D.C.

BOOK 91 PAGE 501

MINERAL RIGHT AND ROYALTY TRANSFER (To Undivided Interest)

1681

STATE OF MISSISSIPPI COUNTY of MADISON

KNOW ALL MEN BY THESE PRESENTS:

that C. O. Buffington, Charles Phillip Buffington and Tom M. Duncan

of Madison County, State of Mississippi, hereinafter called grantor (whether one or more and referred to in the singular number and masculine gender), for and in consideration of the sum of Ten and No/100 Dollars \$ 10.00 and other good and valuable considerations, paid by Gus Noble and Ernest H. Fortenberry

hereinafter called grantee the receipt of which is hereby acknowledged, has granted, sold and conveyed and by these presents does grant, sell and convey unto said grantee an undivided one-fifteenth (1/15) interest in and to all of the oil, gas and other minerals of every kind and character in, on or under that certain tract or parcel of land situated in the County of Madison State of Mississippi, and described as follows:

SE 1/4 NW 1/4 and SW 1/4 NE 1/4 and all that part of SE 1/4 NE 1/4 lying West of the Camden Road and 50 acres off the South end of NE 1/4 NW 1/4 and N 1/2 NE 1/4, all in Section 10, Township 10 North, Range 4 East, containing 150 acres, more or less.

Grantors intend and do hereby convey an undivided 10 mineral acres, whether properly described or not.



TO HAVE AND TO HOLD the said undivided interest in all of the said oil, gas and other minerals in, on or under said land, together with all and singular the rights and appurtenances thereto in any wise belonging, with the right of ingress and egress, and possession at all times for the purpose of mining, drilling and operating for said minerals and the maintenance of facilities and means necessary or convenient for producing, treating and transporting such minerals and for housing and boarding employees, unto said grantee, his heirs, successors and assigns, forever; and grantor herein for himself and his heirs, executors and administrators hereby agrees to warrant and forever defend all and singular the said interest in said minerals, unto the said grantee, his heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee shall have the right at any time (but is not required) to redeem for Grantor by payment, any mortgages, taxes or other liens on the above described lands, in the event of default of payment by Grantor, and be subrogated to the rights of the holder thereof.

This conveyance is made subject to any valid and subsisting oil, gas or other mineral lease or leases on said land, including also any mineral lease, if any, heretofore made or being contemporaneously made from grantor to grantee; but, for the same consideration hereinabove mentioned, grantor has sold, transferred, assigned and conveyed and by these presents does sell, transfer, assign and convey unto grantee, his heirs, successors and assigns, the same undivided interest (as the undivided interest hereinabove conveyed in the oil, gas and other minerals in said land) in all the rights, rentals, royalties and other benefits accruing or to accrue under said lease or leases from the above described land; to have and to hold unto grantee, his heirs, successors and assigns.

WITNESS the signature of the grantors this 15th day of February, 1964

Witnesses:

\_\_\_\_\_

C. O. Buffington
Charles Phillip Buffington
T. M. Duncan

91-1002  
101-10

STATE OF MISSISSIPPI  
COUNTY OF INDIAN

This day personally appeared before me, the undersigned authority in and for the above styled jurisdiction, the within named  
C. C. Ruffington, Charles Phillip Ruffington and Tom M. Duncan

who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein named  
as free and voluntary act and deed.

Given under my hand and official seal, this the 26 day of February, A. D. 1964  
By [Signature]  
My Commission Expires Jan. 31, 1968

STATE OF MISSISSIPPI  
COUNTY OF \_\_\_\_\_

This day personally appeared before me, the undersigned authority in and for the above styled jurisdiction, \_\_\_\_\_  
one of the subscribing witnesses to the foregoing instrument, who, being by me first  
duly sworn, upon his oath deposed and saith that he saw the within named \_\_\_\_\_

whose name \_\_\_\_\_ subscribed thereto, sign and deliver the same to \_\_\_\_\_

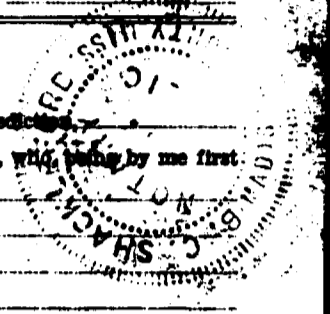
that he, this affiant, subscribed his name thereto as a witness in the presence of the said \_\_\_\_\_

and \_\_\_\_\_ the other subscribing witness; that he saw \_\_\_\_\_

the other subscribing witness, subscribe his name as witness thereto in the presence of the said \_\_\_\_\_

and that the subscribing witnesses subscribed their names to said instrument in the presence of each other on the day and year  
therein named.

Sworn to and subscribed before me, this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_



MINERAL RIGHT  
AND ROYALTY TRANSFER

TO \_\_\_\_\_

Filed for Record this 27

day of Feb, A. D., 1964

At 8:00 O'clock A. M.  
Recorded in Book 91,  
Page 501

Clerk of the Chancery Court W. A. Lino

By [Signature]  
Notary Public, State of Mississippi

[Signature]  
[Signature]  
[Signature]

Due  
Rec 2.25  
27.5 1.00  
110

## GENERAL WARRANTY DEED

SC 1697

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of the sum of \$10.00 and the assumption by the grantees of the payment of the balance of an indebtedness to Kimbrough Investment Company, Jackson, Mississippi, which indebtedness is secured by a note and deed of trust on the property hereinafter described which was executed by the grantors herein, we, Harold C. Perry and wife, Peggy C. Perry do hereby sell, convey and warrant unto JAMES C. STEWART AND WIFE, PEGGY STEWART the following described land and property situated in the City of Canton, Madison County, Mississippi, to-wit:

A lot or parcel of land fronting 93.33 feet on the west side of Raspberry Street in Grand View Addition, and being more particularly described as beginning at a point that is 93.33 feet south of the Northeast Corner of Lot 12 of Block "D" and from said point of beginning run thence South along Raspberry Street for 93.33 feet, thence running west for 137.5 feet parallel to the south line of George Street, thence running north parallel to Raspberry Street for 93.33 feet, thence running east for 137.5 feet to the point of beginning, and all being part of lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of Block "D" of Grand View Addition to the City of Canton, Madison County, Mississippi.

Grantees assume the balance of the monthly payments on the above mentioned indebtedness beginning with the payment due March 1, 1964, and also assume payment of 1964 taxes on said property.

The grantors also convey to the grantees all reserve escrow account on deposit with said Kimbrough Investment Company which have been deposited for payment of taxes and insurance on said property.

Witness our signatures this 27th day of February, 1964.

*Harold C. Perry*  
HAROLD C. PERRY

*Peggy C. Perry*  
PEGGY C. PERRY

STATE OF MISSISSIPPI

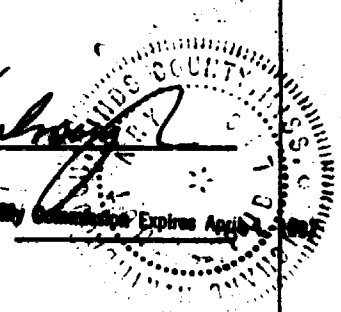
COUNTY OF Hinds

Personally appeared before me the undersigned authority in and for said County and State, Harold C. Perry and wife, Peggy C. Perry, who acknowledged that they each signed and delivered the foregoing instrument as their act and deed on the date named therein.

Given under my hand and official seal this the 27th day of February, 1964.

Richard H. Kennerly  
NOTARY PUBLIC

My Commission expires My Commission Expires April 1, 1965

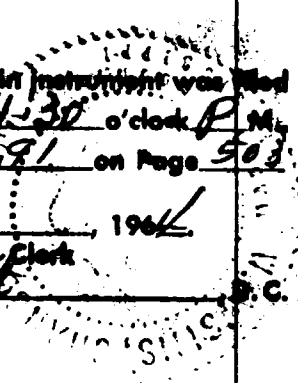


STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 27 day of Feb, 1964, at 1:30 o'clock P. M., and was duly recorded on the 28 day of Feb, 1964, Book No. 91 on Page 504 in my office.

Witness my hand and seal of office, this the 28 of Feb, 1964

By W. A. SIMS, Clerk  
Agel E. West



THE UNITED STATES OF AMERICA.

CERTIFICATE

To all to whom these Presents shall come, Greeting:

WHEREAS

GENERAL LAND OFFICE... REGISTER OF THE LAND... the provisions of... for the sale of the Public Lands...

GENERAL... which said tract... been purchased by the said...

NOW KNOW YE, That the

United States of America... DO GIVE AND GRANT, unto the said... together with all the rights, privileges, immunities, and appurtenances...

In Testimony Whereof, I, William McKinley

PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these Letters to be made PATENT, and the State of GENERAL LAND OFFICE...

GIVEN under my hand at the CITY OF WASHINGTON, the twenty seventh day of February, in the Year of our Lord one thousand eight hundred and...

INDEPENDENCE OF THE UNITED STATES, the State...



BY THE PRESIDENT:

By [Signature] Recorder of the General Land Office

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

WASHINGTON 25, D. C. FEB 27 1964

I hereby certify that... office.

STATE OF MISSISSIPPI, County of Madison: I, [Signature], Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office on the 27 day of February, 1964, at 3:00 o'clock P.M., and recorded on the 28 day of February, 1964, Book No. 91 on Page 505. Witness my hand and seal of office, this the 28 of February, 1964. W. A. SIMS, Clerk By Madeline D. Flynn, D. C.







S. N. HOLLIDAY, JR.,  
Grantor

TO

WARRANTY DEED

JOHN CHOICE CULIPHER AND FLORENCE  
E. CULIPHER,  
Grantees

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid me, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, S. N. HOLLIDAY, JR., do hereby convey and forever warrant unto JOHN CHOICE CULIPHER AND FLORENCE E. CULIPHER, as joint tenants with right of survivorship and not as tenants in common, the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Beginning at a point on the south side of Hart Street, said point being 148.6 feet west of the intersection of the south line of Hart Street with the west line of Van Buren Street and from said point of beginning run thence south 150 feet to a point; thence west 75 feet to a point; thence north 150 feet to a point on the south line of Hart Street; thence east 75 feet to the point of beginning, being Lots 13, 14 and 15 of Block E, Grand View Addition to the City of Canton, Madison County, Mississippi.

Subject to the City of Canton Zoning Ordinance, as amended, which has not been violated to date, and the exercise of governmental police powers.

WITNESS my signature on this the 27th day of February, 1964.

*S. N. Holliday Jr.*  
S. N. Holliday, Jr.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, S. N. HOLLIDAY, JR., who acknowledged to me that he did sign and deliver the foregoing instrument on the date and for the purposes therein stated.

WITNESS my hand and official seal on this the 27th day of February, 1964.

(SEAL)

*W. A. Sims*  
Notary Public

MY COMMISSION EXPIRES:

*February 5, 1967*

STATE OF MISSISSIPPI, County of Madison:

*W. A. Sims*, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this *28* day of *Feb*, 1964, at *12:50* o'clock *P.* M., and was duly recorded on the *3* day of *March*, 1964, Book No. *91* on Page *508*

Witness my hand and seal of office, this the *3* of *March*, 1964

W. A. SIMS, Clerk

By *Marlene D. Flynt*, D. C.



1722

JIMMY CRAIN AND MARTHA C.  
CRAIN,  
Grantors

TO

WARRANTY DEED

ELMER THEO RAMSEY AND  
MARY ANN RAMSEY,  
Grantees

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged and the assumption by ELMER THEO RAMSEY AND MARY ANN RAMSEY of that certain indebtedness owing by JIMMY CRAIN AND MARTHA C. CRAIN to First Federal Savings & Loan Association of Canton evidenced by a note and secured by a deed of trust dated April 1, 1963 and recorded in Book 302 at page 106 in the records of the Office of the Chancery Clerk of Madison County, Mississippi, in the principal unpaid balance of \$10,919.79, We, JIMMY CRAIN AND MARTHA C. CRAIN do hereby sell, warrant and convey unto ELMER THEO RAMSEY AND MARY ANN RAMSEY, as joint tenants with right of survivorship and not as tenants in common the following described property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

A lot or Parcel of land fronting 75.0 feet on the South side of Barfield Avenue, in the City of Canton, Madison County, Mississippi, and being more particularly described as being all of Lots 28, 29 and 30 of Block 5 of the Center Terrace Subdivision, and all being situated in the City of Canton, Madison County, Mississippi.

WITNESS OUR SIGNATURES on this the 27<sup>th</sup> day of February, 1964.



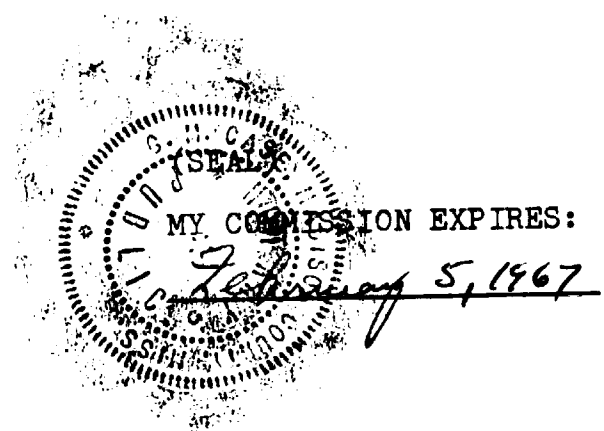
Jimmy Crain  
Jimmy Crain  
Martha C. Crain  
Martha C. Crain

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, JIMMY CRAIN and MARTHA C. CRAIN, who acknowledged to me that they did sign and deliver the foregoing instrument on the date and for the purposes therein stated.

GIVEN under my hand and official seal on this the 27<sup>th</sup> day of February, 1964.

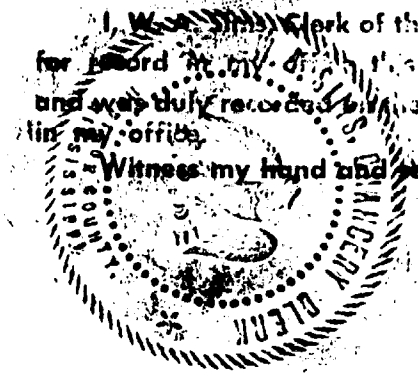
S. M. Carr  
Notary Public



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record at my office on the 28 day of Feb, 1964, at 12:50 o'clock P. M., and was duly recorded by me on the 3 day of March, 1964, Book No. 91 on Page 509 in my office.

Witness my hand and seal of office, this the 3 of March, 1964.  
W. A. SIMS, Clerk  
By Madeline D. Bryant, D.C.





**RIGHT OF WAY INSTRUMENT**

In consideration of One Dollar (\$1.00) cash, and other valuable considerations, receipt of all of which is hereby acknowledged, I/we do hereby grant, convey and warrant unto MISSISSIPPI POWER & LIGHT COMPANY, its successors and assigns, the right to construct, maintain and operate an electric circuit, across, over and on that certain land in the county of Madison, Mississippi, described as follows, to-wit:

NW  $\frac{1}{4}$ , Section 9, Township 9N., Range 4E.

together with the right to cut and trim trees or shrubbery to the extent necessary to keep them clear of said electric circuit. The location of poles will be such as to least interfere with farm operations, and Grantee shall not enclose said right of way. Should Grantee, or its successors, remove said circuit from said land and abandon said right of way, the right herein created in Grantee shall terminate.

WITNESS my/our signature, this the 30 day of Nov, 1963  
S. O. Weems

STATE OF MISSISSIPPI,  
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the above jurisdiction, the within named S. O. Weems, and \_\_\_\_\_, husband and wife, acknowledged that he signed and delivered the foregoing instrument on the day and date therein mentioned.

GIVEN under my hand and official seal this the 30 day of November, 1963  
W. A. Sims, Clerk  
(Title) by Mrs. V. R. Sims

STATE OF MISSISSIPPI, County of Madison:  
W. A. SIMS, Clerk of the Chancery Court of said County, certify that the within instrument was filed in my office this 28 day of February, 1964, at 2:00 o'clock P.M., and the duty required on the 3 day of March, 1964, Book No. 91 on Page 512  
I have signed my hand and seal of office, this the 3 of March, 1964.  
W. A. SIMS, Clerk  
By Marlene D. Flynt, D. C.

Madison COUNTY, MISSISSIPPI

W.D. MYERS AND MRS. W.D. MYERS LINE WA 5086 FCA 360.2

RIGHT OF WAY INSTRUMENT

In consideration of One Dollar (\$1.00) cash, and other valuable considerations, receipt of all of which is hereby acknowledged, I/we do hereby grant, convey and warrant unto MISSISSIPPI POWER & LIGHT COMPANY, its successors and assigns, the right to construct, maintain and operate an electric circuit, across, over and on that certain land in the county of Madison, Mississippi, described as follows, to-wit:

NW 1/4, Section 9, Township 9N, Range 4E.

ONE POLE ANCHOR, for S.O. Truena job.

together with the right to cut and trim trees or shrubbery to the extent necessary to keep them clear of said electric circuit. The location of poles will be such as to least interfere with farm operations, and Grantee shall not enclose said right of way.

Should Grantee, or its successors, remove said circuit from said land and abandon said right of way, the right herein created in Grantee shall terminate.

WITNESS my/our signature, this the 29 day of November, 1963

W.D. Myers
Mrs. W.D. Myers

STATE OF MISSISSIPPI,

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the above jurisdiction, the within named W.D. Myers, and Mrs. W.D. Myers, husband and wife, who acknowledged that they signed and delivered the foregoing instrument of the date and date herein mentioned.

GIVEN under my hand and official seal this the 29 day of November, 1963

W.A. Sims, Clerk
(Title) W.A. Sims, Clerk



State of Mississippi, County of Madison:

I, W.A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed in my office on this 28 day of Feb, 1964, at 2:00 o'clock P.M., and on the 3 day of March, 1964, Book No. 91 on Page 513

Witness my hand and seal of office, this the 3 of March, 1964

W. A. SIMS, Clerk
By Marlene D. Flynn, D. C.

JAMES HAROLD PUGH AND  
JO ANN H. PUGH,  
Grantors

BOOK 91 PAGE 514

NO 1740

TO

WARRANTY DEED

JOHN M. IRVING AND MARGARET  
S. IRVING,  
Grantees

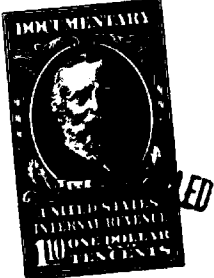
FOR AND IN CONSIDERATION of the sum of Ten -(\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged and the assumption by JOHN M. IRVING AND MARGARET S. IRVING of that certain indebtedness owing by JAMES HAROLD PUGH AND JO ANN H. PUGH to First Federal Savings & Loan Association of Canton evidenced by a note and secured by a deed of trust dated October 8, 1962 and recorded in Book 297 at page 282 in the records of the Office of the Chancery Clerk of Madison County, Mississippi, in the principal unpaid balance of \$12,653.59, We, JAMES HAROLD PUGH AND JO ANN H. PUGH do hereby sell, warrant and convey unto JOHN M. IRVING AND MARGARET S. IRVING, as joint tenants with right of survivorship and not as tenants in common, the following described property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

A lot or Parcel of land fronting 80.0 feet on the South side of George Street in the City of Canton, Madison County, Mississippi, and being more particularly described as being all of Lot 19 of the Highland Park Estates, a subdivision in the City of Canton, Madison County, Mississippi.

Less and Except therefrom one-half of the oil, gas and other minerals as reserved by former owners.

This conveyance is subject to restrictive covenants recorded in Book 277 at page 482 in the Chancery Clerk's Office of Madison County, Mississippi, and zoning ordinance of the City of Canton, Mississippi.

WITNESS OUR SIGNATURES on this the 28<sup>th</sup> day of February, 1964.

 James Harold Pugh  
James Harold Pugh  
Jo Ann H. Pugh  
Jo Ann H. Pugh



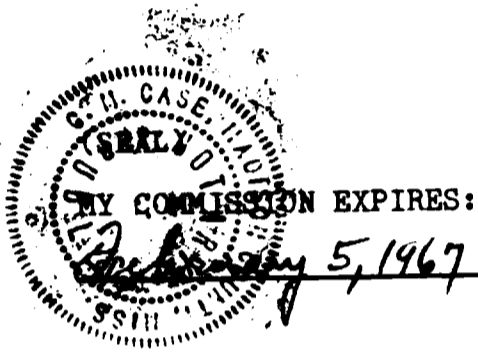
STATE OF MISSISSIPPI  
COUNTY OF MADISON

BOOK 91 PAGE 515

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, JAMES HAROLD PUGH AND JO ANN H. PUGH, who acknowledged to me that they did sign and deliver the foregoing instrument on the date and for the purposes therein stated.

GIVEN under my hand and official seal on this the 21<sup>st</sup> day of February, 1964.

J. M. Case  
Notary Public

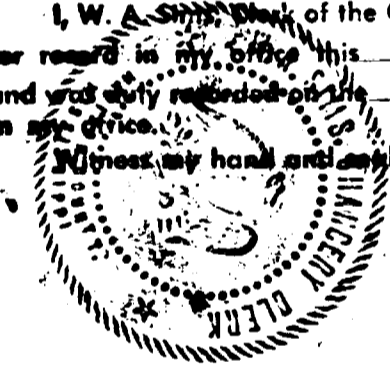


STATE OF MISSISSIPPI, County of Madison:

I, W. A. SIMS, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 28 day of Feb, 1964, at 4:30 o'clock P.M., and was duly recorded on the 3 day of March, 1964, Book No. 91 on Page 514 in my office.

Witness my hand and seal of office, this the 3 of March, 1964.

W. A. SIMS, Clerk  
By Marlene D. Flynt, D.C.



WARRANTY DEED

1717

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand this day paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, PARKWAY PLASTICS, INC., a corporation, acting by and through its duly authorized officer, does hereby sell, convey and warrant unto WALKER L. WATTERS and wife, BETTI BROWN WATTERS, as joint tenants with the full right of survivorship and not as tenants in common, the following described land and property, lying and being situated in Madison County, State of Mississippi, particularly described as follows, to-wit:

Lot 213, of Natchez Trace Village, Madison County, Mississippi, according to the plat which is attached as Exhibit "B" to that certain deed from Lewis L. Culley, Jr., et al, to Parkway Plastics, Inc. and being particularly described by metes and bounds as follows, to-wit:

Commencing at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 22, Township 7 North, Range 2 East, Madison County, Mississippi; run South 660.6 feet; thence West 153.8 feet; thence North 32° 23' West 150 feet; thence South 73° 05' West 43.5 feet to point of beginning of the lot herein described; run thence South 32° 39' East 140 feet; thence South 53° 50' West 157.8 feet; thence North 36° 22' West 179.2 feet; thence North 67° 14' East 171 feet back to the point of beginning, said land herein described being located in the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 22, Township 7 North, Range 2 East, Madison County, Mississippi, and containing 0.6 acres.

The warranty of this conveyance is made subject to the protective covenants which are contained in Warranty Deed from Lewis L. Culley, Jr., et al, to Parkway Plastics, Inc., which deed is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi.

There is excepted from the warranty of this conveyance the one-half mineral interest reserved by the Federal Land Bank of New Orleans, in deeds to B. L. McMillon, which are dated July 17,

BOOK 91 PAGE 517

1939 and are recorded in Book 12 at Page 392 and Book 21 at Page 229, and to the reservation of an undivided 1/32nd royalty interest of one-half of the oil, gas and other minerals in Warranty Deed from Earlene Simmons, et al, to B. L. McMillon, which deed is dated April 23, 1947 and is recorded in Book 37, at Page 3.

The warranty of this conveyance is further subject to the reservation of an undivided one-half interest in all of the oil, gas and other minerals, subject to said previous reservations, in Warranty Deed from Lewis L. Culley, Jr., et al, to Parkway Plastics, Inc.

For the same consideration as stated above, the Grantor does hereby sell and convey unto the Grantees herein a perpetual but a non-exclusive right to use the roads and streets surrounding and in the vicinity of Natchez Trace Village as a means of ingress and egress to the property conveyed herein, said right having been acquired by grantor in its deed from Lewis L. Culley, Jr., et al.

Ad valorem taxes for the year 1964 covering the above described property are to be prorated as of the date of this conveyance.

WITNESS THE SIGNATURE AND SEAL of Parkway Plastics, Inc., by its duly authorized officer, this, the 26 day of February, 1964.

PARKWAY PLASTICS, INC.

BY: Leon Barnett  
LEON BARNETT, ~~PRESIDENT~~ Vice President

STATE OF TENNESSEE

COUNTY OF Shelby

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LEON BARNETT, who acknowledged to me that he is <sup>vice</sup> President of Parkway Plastics, Inc., a corporation, and that for and on behalf of said corporation and as its act and deed, he signed, sealed

BOOK 91 PAGE 518

and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, he being first duly authorized so to do.

Given under my hand and official seal of office, this the 26 day of February, 1964.

Anna H. [Signature]  
NOTARY PUBLIC



My commission expires:

My commission expires Oct. 18, 1967.



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office on this 29 day of Feb, 1964, at 8:20 o'clock A.M., and was duly recorded on this 3 day of March, 1964, Book No. 91 on Page 516 in my office.



Witness my hand and seal of office, this the 3 of March, 1964.

W. A. SIMS, Clerk  
By Marlene D. Flynt, D.C.

For a valuable consideration not necessary here to mention, the receipt of which is hereby acknowledged, and the further consideration of Four Hundred Dollars (\$400.00) due grantor by the grantee herein as evidenced by note described in and secured by purchase money deed of trust of even date herewith, I, CARROLL RICKS LEE, do hereby convey and warrant unto EDWARD JACKSON, subject to the terms and provisions hereof, that real estate situated in Madison County, Mississippi, being partly within the corporate limits of the City of Canton, more particularly described as follows:

Beginning at a point in the west line of Second Firebaugh Avenue that is 100 feet north of the intersection of the west line of Second Firebaugh Avenue with the north line of West Fulton Street (said point of beginning also being the northeast corner of that parcel of land conveyed by Carroll Ricks Lee to Edward Jackson by deed dated January 10, 1958, recorded in Land Record Book 71 at Page 300 thereof in the Chancery Clerk's Office for said county), and from said point of beginning run north along the west line of said Second Firebaugh Avenue a distance of 40 feet to a stake, thence west a distance of 177 feet to a stake, thence south parallel with the west line of said Second Firebaugh Avenue 20 feet, more or less, to a stake at the northwest corner of that lot or parcel of land conveyed by Carroll Ricks Lee to Edward Jackson by deed dated September 21, 1962, recorded in Land Record Book 87 at Page 197 thereof in the Chancery Clerk's Office for said county, thence east 77 feet to a stake and the northeast corner of that lot or parcel of land conveyed Edward Jackson by deed recorded in Book 87 at Page 197 thereof as aforesaid, thence south 20 feet, more or less, to the northwest corner of that lot or parcel of land conveyed Edward Jackson by deed recorded in Book 71 at Page 300 thereof as aforesaid, thence east along the north line of said lot or parcel of land conveyed Edward Jackson by deed recorded in Book 71 at Page 300 thereof as aforesaid 100 feet to the point of beginning.

The above described property may also be described as:

Beginning at the intersection of the west line of Second Firebaugh Avenue with the north line of West Fulton Street and from said point of beginning run north along the west line of Second Firebaugh Avenue 140 feet to a stake, thence west 177 feet to a stake, thence south 140 feet, more or less, to a point on the north line of West Fulton Street extended (being Mississippi Highway No. 22) that is 179 feet west along the north line of said street and/or highway from the point of beginning, thence east along the north line of said highway and/or street 179 feet to the point of beginning; LESS AND EXCEPT THEREFROM those parcels of land heretofore conveyed by Carroll Ricks Lee to Edward Jackson as shown by deed dated January 10, 1958, recorded in Land Record Book 71 at Page 300 thereof and by deed dated September 21, 1962, recorded in Land Record Book 87 at Page 197 thereof in the Chancery Clerk's Office for said county, and reference to said records is here made in aid of and as a part of this description.

This conveyance is executed subject to:

- (1) Zoning Ordinances applicable to the above described property.
- (2) Ad valorem taxes for the year 1964 which the grantee assumes and agrees to pay by the acceptance of this conveyance.

Book 91 Page 519 1/2

(3) Exception and/or reservation by the grantor herein of an undivided one-half interest in all oil, gas, and minerals.

(4) Existing easements and/or servitudes, if any, now of record.

The above described property is no part of grantor's homestead.

WITNESS my signature this 24th day of February, 1964.

Carroll Ricks Lee  
Carroll Ricks Lee

STATE OF MISSISSIPPI

MADISON COUNTY

Personally appeared before me, a Notary Public in and for said County and State, the within named CARROLL RICKS LEE, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned as her act and deed.

Given under my hand and official seal this 26<sup>th</sup> day of February, 1964.



Mrs. Mary R. Cook  
Notary Public

My commission expires:

August 24, 1964

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 29 day of February, 1964, at 9:00 o'clock A.M., and was acknowledged on the 3 day of March, 1964, Book No. 91 on Page 519 in my office.



Witness my hand and seal of office, this the 3 of March, 1964.

W. A. SIMS, Clerk  
By Marlene D. Bryant, D.C.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

WARRANTY DEED

In consideration of Ten Dollars (\$10.00), cash in hand paid to us by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MRS. WILMA H. ECHOLS, individually, and MRS. NANCIE CAROL ECHOLS ELLIOT and MRS. VIRGINIA ECHOLS HARRIS, acting herein by and through Mrs. Wilma H. Echols, our duly authorized agent and attorney in fact, do hereby convey and warrant forever unto BENJAMIN BARNES and wife SHIRLEY J. BARNES, as tenants by the entirety with the right of survivorship and not as tenants in common, the following described property, lying and being situated in the County of Madison and State of Mississippi, to-wit:



A lot or parcel of land located in the SE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 32, Township 9 North, Range 1 West, Madison County, Mississippi, more particularly described as beginning at a point on the south side of Renfro Lane that is 125 feet east of the intersection of the south line of Renfro Lane with the east line of Echols Avenue Extended, and run thence east along the south line of Renfro Lane 114 feet, thence south parallel to Echols Avenue Extended 210.5 feet to the north line of the Curtis D. Dorsey and Polly Dorsey lot, thence west along the north line of said Dorsey lot 114 feet, thence northerly to the point of beginning.

We hereby reserve all of the oil, gas and other minerals in, on and under said property and this conveyance is made subject to all reservations and exceptions contained in the deed from the United States of America to Joe L. Moore and Company recorded in book 47 at page 345 of the land deed records of Madison County, Mississippi.

Grantees assume and agree to pay taxes on the above described lot for the year 1964.

Witness our signatures, this the eleventh day of February 1964.

Wilma H. Echols  
Mrs. Wilma H. Echols

MRS. NANCIE CAROL ECHOLS ELLIOT and  
MRS. VIRGINIA ECHOLS HARRIS

By Wilma H. Echols  
Mrs. Wilma H. Echols, Agent and  
Attorney in Fact

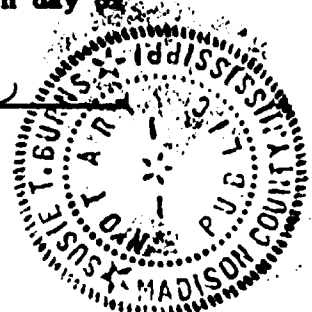
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned Notary Public in and for said County and State, MRS. WILMA H. ECHOLS, individually, and as Agent and Attorney in Fact for MRS. NANCIE CAROL ECHOLS ELLIOT and MRS. VIRGINIA ECHOLS HARRIS, who acknowledged that she signed and delivered the above and foregoing instrument as and for her act and deed and as and for the act and deed of the said MRS. NANCIE CAROL ECHOLS ELLIOT and MRS. VIRGINIA ECHOLS HARRIS, being duly authorized.

Given under my hand and official seal, this the eleventh day of February 1964.

My commission expires:  
August 18, 1967

*Suzie C. Susane*  
Notary Public



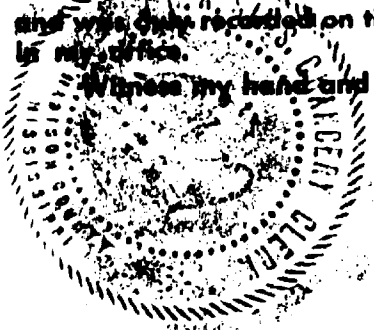
STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 29 day of February, 1964, at 10:30 o'clock A. M., and was duly recorded on the 3 day of March, 1964, Book No. 91 on Page 520 in my office.

Witness my hand and seal of office, this the 3 of March, 1964.

W. A. SIMS, Clerk

By *Marlene D. Flynt*, D.C.





STATE OF MISSISSIPPI  
COUNTY OF MADISONWARRANTY DEED

In consideration of Ten Dollars (\$10.00), cash in hand paid to us by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MRS. WILMA H. ECHOLS, individually, and MRS. NANCIE CAROL ECHOLS ELLIOT and MRS. VIRGINIA ECHOLS HARRIS, acting herein by and through Mrs. Wilma H. Echols, our duly authorized agent and attorney in fact, do hereby convey and warrant forever unto BENJAMIN BARNES and wife SHIRLEY J. BARNES, as tenants by the entirety with the right of survivorship and not as tenants in common, the following described property, lying and being situated in the County of Madison and State of Mississippi, to-wit:

A lot or parcel of land located in the SE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 32, Township 9 North, Range 1 West, Madison County, Mississippi, more particularly described as beginning at a point on the south side of Renfro Lane that is 239 feet east of the intersection of the south line of Renfro Lane with the east line of Echols Avenue Extended, and run thence south parallel to the east line of Echols Avenue Extended 210.5 feet to the north line of the Curtis D. Dorsey and Polly Dorsey lot, thence east along the north line of said Dorsey lot and a continuation thereof 114 feet, thence north parallel to Echols Avenue Extended 210 feet to the south line of Renfro Lane, thence west along the south line of Renfro Lane 114 feet to the point of beginning.

We hereby reserve all of the oil, gas and other minerals in, on and under said property and this conveyance is made subject to all reservations and exceptions contained in the deed from the United States of America to Joe L. Moore and Company recorded in book 47 at page 345 of the land deed records of Madison County, Mississippi.

Grantees assume and agree to pay taxes on the above described lot for the year 1964.

Witness our signatures, this the eleventh day of February 1964.

  
Mrs. Wilma H. Echols

MRS. NANCIE CAROL ECHOLS ELLIOT and  
MRS. VIRGINIA ECHOLS HARRIS

By   
Mrs. Wilma H. Echols, Agent and  
Attorney in Fact



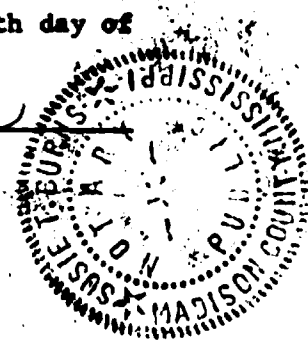
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned Notary Public in and for said County and State, MRS. WILMA H. ECHOLS, individually, and as Agent and Attorney in Fact for MRS. NANCIE CAROL ECHOLS ELLIOT and MRS. VIRGINIA ECHOLS HARRIS, who acknowledged that she signed and delivered the above and foregoing instrument as and for her act and deed and as and for the act and deed of said MRS. NANCIE CAROL ECHOLS ELLIOT and MRS. VIRGINIA ECHOLS HARRIS, being duly authorized.

Given under my hand and official seal, this the eleventh day of February 1964.

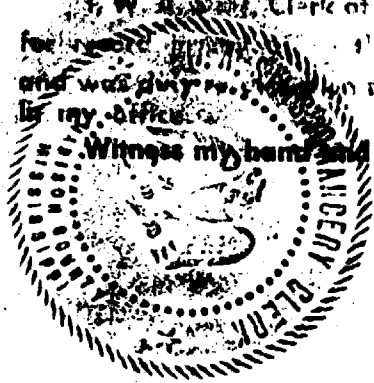
My commission expires:  
August 18, 1967

*Susan E. Susan*  
Notary Public



STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in the \_\_\_\_\_ day of February, 1964, at 10:30 o'clock A. M., and was duly recorded in the \_\_\_\_\_ day of March, 1964, Book No. 91 on Page 522 in my office.



Witness my hand and seal of office, this the 3 of March, 1964

W. A. SIMS, Clerk  
By Marlene D. Flight, D.C.

BOOK 91 PAGE 24  
WARRANTY DEED

1964

In consideration of Five-Hundred and no/100 (\$500.00) dollars paid to me by Katie Lena Nicholson, the receipt of which is hereby acknowledged, I, Albert Johnson, do hereby convey and warrant unto the said Katie Lena Nicholson the following described property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

A strip of land 50 feet wide off the south end of the following described property: Lot 20 less 145 feet off the west end thereof in Couch and Yeargains Addition to the City of Canton, Madison County, Mississippi. The lot here conveyed has a frontage on the west side of Frost Street of 50 feet and a depth of 145 feet.

The purchaser agrees to pay the 1964 ad valorem taxes on the above described property. This lot is no part of my homestead.

Witness my signature, this the 22nd day of February, 1964.



Albert Johnson  
Albert Johnson

State of Mississippi  
Madison County

Personally appeared before me, the undersigned authority in and for said County and State, the within named Albert Johnson who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned as and for his act and deed.

Given under my hand and seal of office, this the 22 day of February, 1964.



Abbie M. Gober  
Notary Public

My commission expires: \_\_\_\_\_



County of Madison: \_\_\_\_\_  
I, Clerk of the Chancery Court of said County, certify that the within instrument was filed \_\_\_\_\_  
\_\_\_\_\_ day of March, 1964, at 10:20 o'clock A. M.,  
\_\_\_\_\_ day of March, 1964, Book No. 91 on Page 524

\_\_\_\_\_ day of March, 1964  
by W. A. Sims, Clerk  
Marlene D. Bryant, D.C.

BOOK 91 525  
QUITCLAIM DEED

1765

For and in consideration of Ten and No/100 (\$10.00) Dollars, cash in hand paid us, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, Edith Rosen Reich and husband, Henry Reich, do hereby sell, convey and quitclaim unto Blanche Friedman Rosen all of our right, title and interest in and to the following described property lying and being situated in the City of Canton, County of Madison and State of Mississippi, to-wit:

Lot No. 13 in Block 1 of the Busse-Dobson Sub-division of the City of Canton, Mississippi, as shown by plat thereof on file and of record in Book No. 3, at Page 599, of the Land Deeds Records of said County, the said lot lying on the corner of East Center Street and Dobson Avenue, and fronting 52½ feet on the North side of East Center Street and 120 feet on the East side of Dobson Avenue, and comprising a part of Lot 32 on the north side of said East Center street according to George and Dunlap's present map of the City of Canton, Madison County, Mississippi; the interest conveyed herein includes any interest I acquired in the said property under that certain deed dated April 6, 1938, executed by H. Friedman and wife, Mrs. Bertha Friedman, to Blanche Friedman Rosen, et al, which is recorded in Book 11, Page 405, of the records in the Office of the Chancery Clerk in and for Madison County, Mississippi.

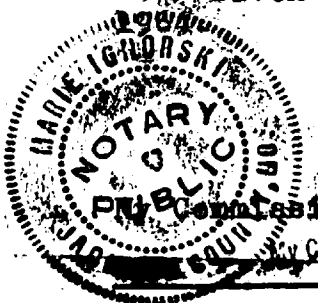
Witness our signatures, this the 22<sup>nd</sup> day of February, 1964.

Edith Rosen Reich  
Edith Rosen Reich  
Henry Reich  
Henry Reich

STATE OF ~~KANSAS~~ Mississippi  
COUNTY OF Jackson

Personally appeared before me, the undersigned authority in and for said County, in said State, the within named Edith Rosen Reich and husband, Henry Reich, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand, this the 22<sup>nd</sup> day of February,



Marie Ignorski  
NOTARY PUBLIC

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record on this 2 day of March, 1964, at 10:15 o'clock A.M., and was duly recorded on the 3 day of March, 1964, Book No. 91 on Page 525.  
In witness whereof, I have hereunto set my hand and seal of office, this the 3 of March, 1964.  
W. A. SIMS, Clerk  
Marlene D. Flynn, D. C.

STATE OF MISSISSIPPI  
MADISON COUNTY

1776

In consideration of Ten Dollars (\$10.00), and other good and valuable considerations, receipt of which is hereby acknowledged, We hereby convey and warrant unto HENRY J. KLAAS the following described parcel of land in Madison County, Mississippi, to-wit:

3 acres in the form of a square in the Southeast corner of that tract of land conveyed to us by deed of John B. Yandell and Helen S. Yandell, dated September 24, 1941, recorded in Book 19, Page 598, of the land records of Madison County, Mississippi, Said 3 acres faces on the North side of the Yandell Road, being in Section 23, Township 8 North, Range 2 East.

Witness our signatures this, February 28, 1964.

A. C. Klaas  
A. C. Klaas

Anna Klaas  
Anna Klaas

\*\*\*\*\*

STATE OF MISSISSIPPI  
MADISON COUNTY

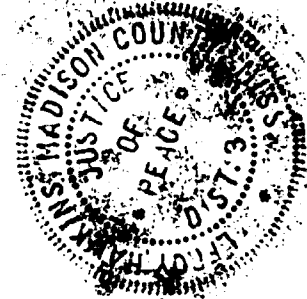
This day personally appeared before me, the undersigned authority in and for the above County and State, A. C. KLAAS and ANNA KLAAS, husband and wife, who acknowledged that they executed and delivered the foregoing deed as their voluntary act and deed upon the date therein written.

WITNESS my signature and seal of office, this 28 day of 1964.

Lucy Hawkins

My commission expires:

Jan 1st 1967



County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2 day of March, 1964, at 3:50 o'clock P.M., and was duly recorded on the 3 day of March, 1964, Book No. 91 on Page 526.

Witness my signature and seal of office, this the 3 of March, 1964.  
W. A. SIMS, Clerk  
By Marlene D. Flynt, D.C.

BOOK 91 PAGE 527

For a valuable consideration not necessary here to mention, the receipt and sufficiency of which are hereby acknowledged, I, ORA LEE SMITH, do hereby convey and quitclaim unto my husband LESTER SMITH that real estate situated in the City of Canton, Madison County, Mississippi, described as:

Lot Fourteen (14) of Block "E" of Carroll Smith Addition to the City of Canton, Madison County, Mississippi, when described with reference to map or plat of said addition now on file in the Chancery Clerk's Office for said County, reference to said map or plat being here made in aid of and as a part of this description; together with the buildings and improvements thereon situated.

Lester Smith, the grantee, joins in the execution of this conveyance as the above described property constitutes the present homestead of the parties to this instrument.

WITNESS our signatures this 29th day of February, 1964.

*Ora Lee Smith*  
Ora Lee Smith

*Lester Smith*  
Lester Smith

STATE OF MISSISSIPPI  
MADISON COUNTY

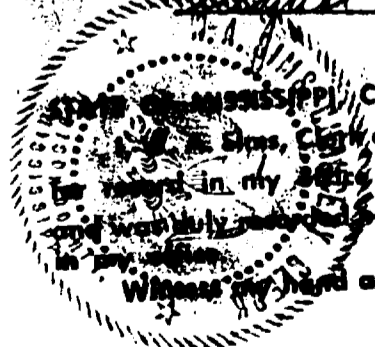
Personally appeared before me, a Notary Public in and for said County and State, the within named ORA LEE SMITH and LESTER SMITH, wife and husband, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as her act and deed.

Given under my hand and official seal this 29 day of March,

*Mrs. Mary A. Cook*  
Notary Public



My commission expires: August 24, 1964



County of Madison: I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed in my office this 3 day of March, 1964, at 1:20 o'clock P. M., and was duly recorded on the 6 day of March, 1964, Book No. 71 on Page 52.  
Witness my hand and seal of office, this the 6 of March, 1964.  
By W. A. Sims, Clerk  
*W. A. Sims*, D.C.

230 P. 2.

BOOK 91 PAGE 528

STATE OF MISSISSIPPI  
COUNTY OF MADISON

WARRANTY DEED

In consideration of Ten Dollars (\$10.00), cash in hand paid to me by the grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, E. D. COTTEN, a widower, do hereby convey and warrant unto C. W. COTTEN, the following described property, lying and being situated in the County of Madison and State of Mississippi, to-wit:

Lot 3 of Block 1 of Highland Colony, according to the plat thereof on file in the office of the Chancery Clerk of Madison County, Mississippi.

Witness my signature, this the 2 day of MARCH 1964.

*E. D. Cotten*

E. D. Cotten

WITNESSES:

*Leroy Hawkins*  
*Therman Powell*



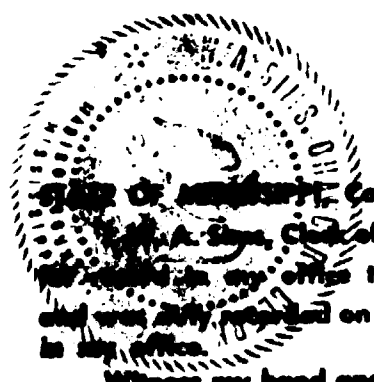
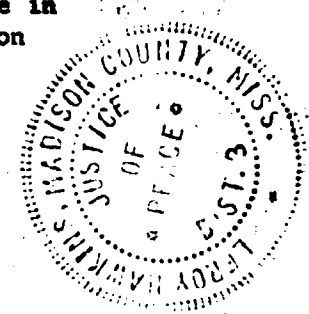
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned ~~Notary Public~~ authority in and for said County and State, the within named E. D. COTTEN, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned, as and for his act and deed.

Witness my signature and official seal, this the 2 day of MARCH 1964.

My commission expires:  
JAN. 1, 1967

*Leroy Hawkins*  
Notary Public Justice of Peace in and for District Three, Madison County, Mississippi



STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed in my office this 3 day of March, 1964, at 2:05 o'clock P. M., and was duly recorded on the 6 day of March, 1964, Book No. 91 on Page 528 in my office.

Witness my hand and seal of office, this the 6 of March, 1964.

W. A. SIMS, Clerk

*W. A. Sims*, D.C.

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, we, KATHERINE THOMPSON and HOMER LEWIS THOMPSON, do hereby sell, convey and warrant to LAKE CAVALIER, INC., a Mississippi corporation, the following described real property lying and being situated in the County of Madison, State of Mississippi, to-wit:

A parcel of land being situated in Lot 2, Block 24, of Highland Colony, a subdivision of Madison County, Mississippi being more particularly described to-wit:

Beginning at an iron stake on the west boundary of Mississippi State Highway 51, which stake is situated 355.5 feet northerly along the western boundary line of said highway from a point where said west boundary line intersects the south line of Lot 2, of Block 24, of Highland Colony, thence turn left through 121 degrees 45 minutes and run west 240 feet to a point; thence turn left through 80 degrees 18 minutes and run southerly 48.85 feet to a point; thence turn left through 86 degrees 18 minutes and run easterly 112.4 feet to a point; thence turn right 18 degrees 43 minutes and run easterly 78.9 feet to the westerly line of U. S. #51; thence turn left through 90 degrees 22 minutes and run northerly along the westerly line of U. S. #51 a distance of 136.65 feet to the point of beginning.

Grantee assumes and agrees to pay, according to the terms and conditions thereof said assumption being a part of the consideration hereof, the balance due under that certain deed of trust and note to Magnolia State Savings & Loan Association, dated 2-15-62, and recorded in Book 291, Page 300.

Grantee assumes ad valorem taxes for the year 1964.

WITNESS MY SIGNATURE this the 4th day of March, 1964.



*Katherine Thompson*  
Katherine Thompson

*Homer Lewis Thompson*  
Homer Lewis Thompson

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named KATHERINE THOMPSON and HOMER LEWIS THOMPSON, husband and wife, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal, this the 4 day of March, 1964.

*Wm. Carolyn*  
NOTARY PUBLIC



My commission expires:

My Commission expires June 1, 1965

STATE OF MISSISSIPPI County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed by Katherine Thompson 5 day of March, 1964, at 8:00 o'clock A.M. on 6 day of March, 1964, Book No. 91 on Page 529

W. A. SIMS, Clerk  
of office, this the 6 of March, 1964.

By *Marlene D. Flynt*, D. C.



FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand this day paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, the undersigned LEWIS L. CULLEY, JR. and wife, BETHANY W. CULLEY, do hereby sell, convey and warrant unto PARKWAY PLASTICS, INC., a corporation, the following described land and property lying and being situated in Madison County, State of Mississippi, particularly described as follows, to-wit:

Lot 163, of Natchez Trace Village, Madison County, Mississippi, according to the plat which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures and being particularly described by metes and bounds as follows, to-wit:

From the Northwest corner of the Northeast Quarter of Section 22, Township 7 North, Range 2 East, Madison County, Mississippi; run West 44.7 feet; thence South 733.2 feet to the North line of a 40 foot wide street and the point of beginning of the land described herein; thence North 48° 57' East for 250.3 feet; thence South 40° 52' East for 67.7 feet; thence North 85° 50' East for 64.8 feet; thence South 44° 13' West for 259.4 feet to the North line of a 40 foot wide street; thence North 59° 46' West for 135.1 feet along the North line of said street to the point of beginning; and containing .66 acres, more or less, and being situated in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northwest Quarter of Section 22, Township 7 North, Range 2 East, Madison County, Mississippi.

The warranty of this conveyance is made subject to the protective covenants which are attached hereto as Exhibit "B" and made a part hereof as though fully copied herein in words and figures.

As to that part of captioned property which is situated in the Northwest Quarter of the Northeast Quarter of Section 22, Township 7 North, Range 2 East, there is excepted from the warranty of this conveyance the reservation of one-half of the oil, gas and other minerals in deed of Mrs. Ruth Roudebush to Lewis L. Culley, which deed is dated September 13, 1945 and is recorded in Book

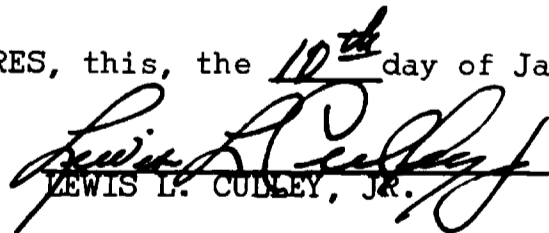
31, at Page 22 and subject to said reservation by Mrs. Ruth Roudebush, the grantors do hereby reserve unto themselves an undivided one-fourth interest in and to all the oil, gas and other minerals.

As to that part of captioned property which is located in the Northeast Quarter of the Northwest Quarter of Section 22, Township 7 North, Range 2 East, there is excepted from the warranty of this conveyance the reservation of one-half of the oil, gas and other minerals in deeds of the Federal Land Bank of New Orleans, which are dated July 17, 1939 and are recorded in Book 12 at Page 392 and Book 21 at Page 229, and the reservation of an undivided 1/32nd royalty interest in one-half of all oil, gas and other minerals in deed of Earlene Simmons, et al, to B. L. McMillon, dated April 23, 1947 and recorded in Book 37, at Page 3, and subject to the reservation of the Federal Land Bank of New Orleans and of Earlene Simmons, et al, the grantors do hereby reserve unto themselves an undivided one-fourth interest in and to all oil, gas and other minerals.

For the same consideration as stated above, the Grantors do hereby sell and convey unto the Grantees herein a perpetual but a non-exclusive right to use the roads and streets surrounding and in the vicinity of Natchez Trace Village as a means of ingress and egress to the property conveyed herein, but the Grantors herein reserve the right to dedicate said streets and roads in the future for public use.

The grantors agree to pay the ad valorem taxes for the year 1963 and the grantee agrees to pay the ad valorem taxes for the year 1964.

WITNESS OUR SIGNATURES, this, the 10<sup>th</sup> day of January, 1964.

  
LEWIS L. CULLEY, JR.

  
BETHANY W. CULLEY

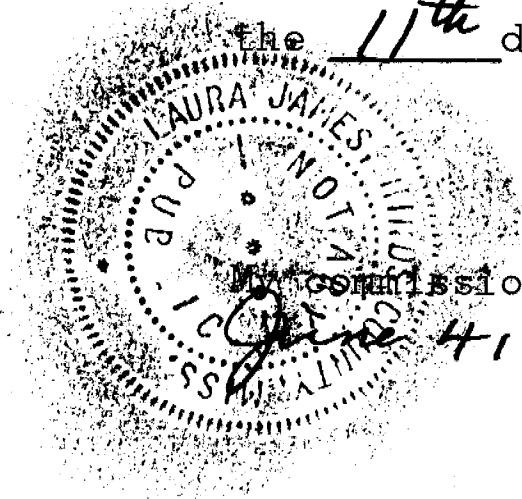
STATE OF MISSISSIPPI

COUNTY OF HINDS:.....

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LEWIS L. CULLEY, JR. and wife, BETHANY W. CULLEY, who acknowledged to me that they signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned.

Given under my hand and official seal of office, this,

the 11<sup>th</sup> day of January, 1964.



My commission expires:

4-1-1966

Laura James  
NOTARY PUBLIC



PROTECTIVE COVENANTS AFFECTING NATCHEZ TRACE VILLAGE

BOOK 91 PAGE 584

1. The property conveyed herein shall be known and described as residential property and no structure shall be erected, placed, altered, or permitted to remain on said lot other than a residential building meeting the specifications and requirements herein-after set out; however, nothing herein contained shall be construed in such a way as to prohibit the continued use and maintenance of a water well or pumping system to be installed in <sup>and around</sup> the property, provided the operation of said wells and water system over and across any of the property does not interfere with the construction of homes on any of the lots.

2. No dwelling house shall be constructed on the said lot having an area of less than 1,800 square feet of living area for a one story house, nor having less than 1,200 square feet of living area on the lower floor of a one and one-half or a two story house.

3. No noxious or offensive activities shall be carried on upon any of the said property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

4. No type structure shall be erected on any of the lots in said subdivision without prior submission of the plans and specifications to the Board of Governors of Natchez Trace Village, hereinafter provided for, and approval of such structure must hereinafter be obtained from the said Board of Governors prior to construction.

5. No changes or alterations shall be made after the original construction of the structure on a lot until such plans and specifications for the alterations have been submitted to, and approved, in writing, by the Board of Governors of Natchez Trace Village as said Board is hereinafter set out.

6. The owner of the property shall keep the grass on said property neatly cut and shall keep the property free of weeds, litter and rubbish of all kinds.

7. All septic tanks shall be installed in accordance with the requirements of the Mississippi State Board of Health and shall not be put in use until a certificate of approval from the Mississippi State Board of Health is submitted to the Board of Governors.

8. No trailer, other than a boat trailer, shall be placed or maintained on said property.

9. This property may not be resubdivided; however, nothing herein contained shall prevent the owner of two (2) adjoining lots from treating the combined area of the two (2) lots as one (1) building lot, in which event the set back line for building purposes shall be construed and interpreted to apply to the outside lines of the two (2) combined lots and not to the line which is common to both lots.

10. No dwelling shall be located on any residential lot nearer than 50 feet to the front lot line, nor nearer than 25 feet to any side lot line.

11. It is understood and agreed that the land conveyed herein shall be bound by the rules and regulations formulated by the Board of Governors of Natchez Trace Village, which Board of Governors shall consist of Lewis L. Culley, Jr., Gus Noble and Lewis L. Culley, Sr., and Lewis L. Culley, Jr., Gus Noble

Exhibit "B"

**91-535**

and Lewis L. Culley, Sr., shall serve as members of the said Board of Governors until such time as ten (10) homes in an area to be known as Natchez Trace Village shall be constructed and occupied by permanent residents. In the event the said Lewis L. Culley, Jr., Gus Noble or Lewis L. Culley, Sr., shall die while serving as members of the Board of Governors, then the other members of the Board of Governors shall appoint another person to serve as a member of said Board of Governors until such time as ten (10) homes have been constructed and are occupied by permanent residents, and said other member shall serve for a term of office to be determined by the original members of the Board of Governors. In the event all of the original Board of Governors should die while serving as a member of the Board of Governors, the owners of the remaining property in Natchez Trace Village shall meet at a time and place to be determined by the owner of the majority of the property and three members shall be elected to serve until such time as ten (10) homes are constructed and actually occupied by permanent residents. When ten (10) homes are actually constructed and occupied by permanent residents, then, on the second Monday of each May thereafter there shall be held a meeting of the then owners of the various lots of the said subdivision, which meeting is to be held at 7:00 o'clock P.M., at a place to be designated in a written notice posted at the main entrance to the property, which said meeting shall be for the purpose of electing members to the Board of Governors. An owner shall have the right to cast one (1) vote for each lot owned in the subdivision and said vote may be either in person or by proxy. If a lot has more than one owner, said owners shall be entitled to only one (1) vote. Any member of the Board shall be elected by a majority of the lot owners voting at this meeting.

12. The Board of Governors may make such rules and regulations affecting the use of the subject property as they so desire, said rules and regulations to include, but are not limited to the following:

(a) Any structure for mooring boats to be erected shall be first submitted to the Board of Governors with complete plans and specifications, which specifications shall require construction of treated lumber and said structure must be approved by the Board of Governors as to the width, height, location, design and specifications of any structure. No structure of wood shall be erected that is not neatly painted with two (2) coats of paint. No piers or any other structure shall be erected or shall extend into the lake abutting the property, said lake being known as the Natchez Trace Village Lake.

(b) With the permission of the Board of Governors lot owners may permit guests to maintain boats on their property, provided that such privileges do not interfere with the other property owners rights and privileges; however, no boat of any kind owned by any person other than the owner of the lot in the hereinabove described land shall be allowed to be moored or maintained in any adjacent water on a permanent basis.

(c) The owner of each lot except the owner of Natchez Trace Village shall annually pay a maintenance charge for the purpose of creating a fund to be known as the "Natchez Trace Maintenance Fund". The amount of the annual charge may be fixed by the Board of Governors but, in no event, shall exceed Fifty Dollars and 00/100 (\$50.00) per year, per lot. The purpose of the maintenance fund, among other things, may include but is not limited to the upkeep of public right-of-ways, insect control,

BOOK 91 PAGE 530

employment of a watchman, repair and maintenance of any facility designed for the benefit of the property owners in the subdivision and the payment of any taxes on any facility which provides for the general benefit of the lot owners.

(d) The Board of Governors shall have the power and authority to formulate rules and regulations in addition to those herein set out, which rules and regulations in the opinion of the Board of Governors shall add to the beneficial use of the subject property and shall contribute to the safety and beauty of the property.

13. All homes shall be for the purposes of single family residential dwellings, and no dwelling shall ever be financed in any manner or mortgaged to any lender which is guaranteed by the Federal Housing Administration, the Veterans Administration or any other institution whose loan would be insured by the United States of America or its agents.

14. The owner of the lot conveyed herein shall have the perpetual right to use the entire lake known as Natchez Trace Village Lake, and the owners of lots abutting on the lake shall use their lot as a means of ingress and egress to said lake. As to owners of lots which do not abut the lake, said owner shall be provided, along with other owners of lots not abutting the lake, with a common means of ingress and egress to the lake.

15. All homes constructed on corner lots must face the point of intersection of the two streets abutting said lot.

16. No entrance to any garage or carport shall face the street which abuts said lot.

17. Enforcement shall be by proceedings at law or in equity against any person violating, or attempting to violate any covenant.

18. Invalidation of any of these covenants by judgment or court order shall, in no wise, affect any of the other provisions which shall remain in full force and effect.

19. These covenants shall run with the land and shall be binding on all persons for a period of twenty-five (25) years from the date of this instrument, after which time these covenants shall be automatically extended for successive periods of ten (10) years unless an instrument, signed by two-thirds (2/3) of the then owners of the lots in Natchez Trace Village has been recorded, agreeing to the change in said covenants in whole or in part, or to revoke the covenants entirely.

STATE OF MISSISSIPPI, County of Madison:

I, W. A. SIMS, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office on the 5 day of March, 1964, at 8:20 o'clock AM.

in my office on the 6 day of March, 1964, Book No. 91 on Page 530.

Witness my hand and seal of office, this the 6 of March, 1964.

W. A. SIMS, Clerk  
By Maureen D. Flynt, D. C.