

WARRANTY DEED

INDEXED

05048

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid; and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned DAVID S. CALLAWAY; LOUIS B. GIDEON; GREAT SOUTHERN NATIONAL BANK, TRUSTEE FOR THE GIDEON REAL ESTATE, INC., MONEY PURCHASE PENSION PLAN, successor to THE SUNBURST BANK, branch bank of Grenada Bank, Jackson, Mississippi, successor trustee to The Mississippi Bank; RICHARD WAYNE PARKER, RUBY PARKER HESTER and BRENDA PARKER HILBUN, d/b/a RICHARD PARKER ENTERPRISES, a partnership; RICHARD WAYNE PARKER; ROBERT N. STOCKETT, JR.; JAMES E. LAMBERT; and WILLIAM C. SMITH, JR., whose mailing address is c/o William C. Smith, Jr., P. O. Drawer 2428, Jackson, Mississippi 39225-2428, do hereby sell, convey and warrant unto C. DELBERT HOSEMANN, JR., whose mailing address is c/o Magruder, Montgomery, Brocato & Hosemann, 1800 Deposit Guaranty Plaza, Jackson, Mississippi 39201, the following described land and property lying and being situated in Madison County, State of Mississippi, to-wit:

Being a part of Lots 3 and 4 of Avery Gardens North, a subdivision, the map or plat of which is recorded in the Office of the Chancery Clerk of Madison County, at Canton, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at the Northeast corner of the said Lot 4 of Avery Gardens North, said Northeast corner being the POINT OF BEGINNING for the parcel herein described; thence South 0 degrees 02 minutes 35 seconds East for a distance of 210.0 feet along the East line of the said Avery Gardens North; thence South 89 degrees 38 minutes 27 seconds West for a distance of 110.0 feet; thence North 0 degrees 02 minutes 27 seconds West for a distance of 210.0 feet to the North line of the said Lot 4 and the South line of the Special Assessment Road; thence North 89 degrees 56 minutes 36 seconds East for a distance of 80.82 feet along the said North line of Lot 4; thence run 29.18 feet along the arc of a 732.78 foot radius curve to the left in the said North line of Lot 4, said arc having a 29.18 foot chord which bears North 88 degrees 48 minutes 10 seconds East, to the POINT OF BEGINNING, containing 0.5297 acres, more or less.

It is agreed and understood that ad valorem taxes for the current year have been prorated as of this date on an

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estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to said Grantee, or his assigns, any deficit in an actual proration, such final settlement to be on or before January 15, 1987, or as soon thereafter as a accurate proration is feasible.

The above described and conveyed property constitutes no part of the homestead of the undersigned Grantors.

The warranty of this conveyance is made subject to any valid and subsisting oil, gas or mineral leases, royalty reservations or conveyances of record affecting subject property, including, but not limited to, a reservation of one-half of one-eighth of the whole of certain minerals by a conveyance of royalty by Mrs. Ida M. Raymond, et al, recorded in Book 36 at Page 194. In addition, the Grantors hereby convey to Grantee all oil, gas and other minerals owned by them.

Further, the warranty of this conveyance is made subject to a fifteen (15) foot utility easement along the North and East sides of subject property as shown on the subdivision plat aforesaid and on plat of survey prepared by Robert B. Barnes, Civil Engineer and Land Surveyor dated May 5, 1986, and attached hereto as Exhibit "A".

Further, the Grantors reserve for themselves, their successors in title and assigns, an easement fifteen (15) feet in width along and adjacent to the East and North lines for utilities and drainage; provided however, that the Grantee herein and its successors and assigns shall have unrestricted right of ingress and egress over and across such easements for pedestrian and vehicular traffic with the unrestricted right to locate, build, or pave asphaltic or bituminous roadways over and across said easements.

Further, the undersigned Grantors reserve a non-exclusive easement for the purpose of laying, installing, and removing a sanitary sewer line, which easement shall be fifteen (15) feet in width along and immediately adjacent to the East

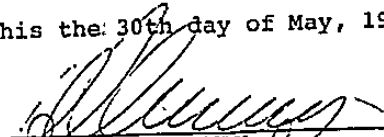
line and adjacent to the South line of Special Assessment Road, as the same is now laid out and constituted. As to any sewer line or system laid or installed, aiding or appurtenant to the property hereby conveyed, the Grantors herein reserve access to said easement and reserve the right to convey and dedicate any such line or easement to the City of Ridgeland.


It is agreed by and between the parties hereto for themselves, their successors in title or assigns, that Grantee shall be responsible for any user or tap fee charged by the City of Ridgeland for water or sewage. Grantee shall be responsible for stubbing out its sewer lines (exiting the building) so that it may tap onto any temporary system furnished by Grantors and for tapping such permanent sewer line as may be installed along Special Assessment Road. Grantors shall be responsible only for the installation of a temporary sewer line and grinder pump to serve Grantee until Grantee is able to make a permanent tie onto the sewer line of the City of Ridgeland.

At such time as a sewer line is available to Grantee on Special Assessment Road, Grantee agrees to tie its sewage onto the permanent line. Thereafter, Grantor shall have forty-five (45) days to remove the grinder pump. Grantors agree to do such surface restoration as necessary to restore the surface to its prior condition.

There is attached hereto as Exhibit "B" certain conditions and covenants imposed on the above described and conveyed property by the Grantors, being included herein by reference and signed for identification, and by the acceptance of this conveyance, the Grantee agrees to abide by said covenants.

WITNESS OUR SIGNATURES, this the 30th day of May, 1986.

  
 \_\_\_\_\_  
 DAVID S. CALLAWAY

  
 \_\_\_\_\_  
 LOUIS B. GIDEON

THE GREAT SOUTHERN NATIONAL BANK, TRUSTEE FOR THE GIDEON REAL ESTATE, INC., MONEY PURCHASE PENSION PLAN, successor to THE SUNBURST BANK, branch bank of Grenada Bank, Jackson, Mississippi, successor trustee of The Mississippi Bank

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BY: [Signature]  
TITLE: S.V.P.

RICHARD WAYNE PARKER, RUBY PARKER HESTER, AND BRENDA PARKER HILBUN, d/b/a RICHARD PARKER ENTERPRISES, A PARTNERSHIP

BY: [Signature]  
RICHARD WAYNE PARKER,  
GENERAL PARTNER

[Signature]  
RICHARD WAYNE PARKER

[Signature]  
ROBERT N. STOCKETT, JR.

[Signature]  
JAMES E. LAMBERT

[Signature]  
WILLIAM C. SMITH, JR.

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named DAVID S. CALLAWAY, who acknowledged to and before me that he signed and delivered the above and foregoing Warranty Deed on the day and for the purposes therein stated.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 30th day of May, 1986.

[Signature]  
NOTARY PUBLIC

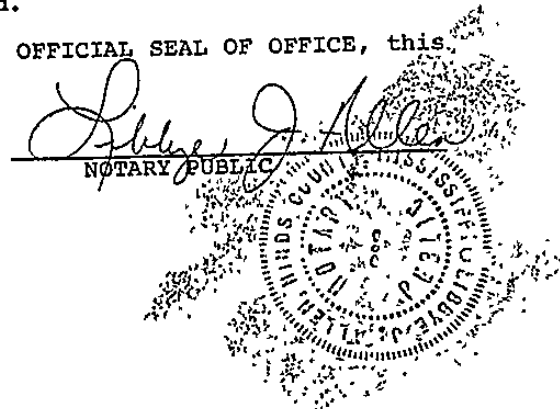
My Commission Expires:  
My Commission Expires May 13, 1990



STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named LOUIS B. GIDEON, who acknowledged to and before me that he signed and delivered the above and foregoing Warranty Deed on the day and for the purposes therein stated.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 30th day of May, 1986.



My Commission Expires:  
My Commission Expires May 13, 1990

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named W. J. Harrell, personally known to me to be the Senior V-President of the within named THE GREAT SOUTHERN NATIONAL BANK, TRUSTEE FOR THE GIDEON REAL ESTATE, INC., MONEY PURCHASE PENSION PLAN, successor to THE SUNBURST BANK, branch bank of Grenada Bank, Jackson, Mississippi, successor trustee of The Mississippi Bank, who acknowledged to and before me that he signed and delivered the above and foregoing Warranty Deed on the day and for the purposes therein stated, for and in behalf of said bank, as its own act and deed, he having been duly authorized so to do.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 30th day of May, 1986.



My Commission Expires:  
My Commission Expires May 13, 1990

STATE OF MISSISSIPPI  
COUNTY OF HINDS

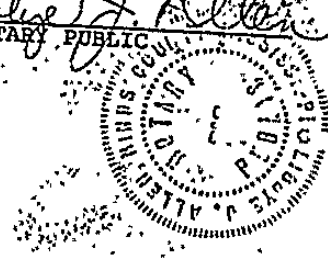
PERSONALLY came and appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named RICHARD WAYNE PARKER, personally known to me to be the General Partner of the Richard Wayne Parker, Ruby Parker Hester, and Brenda Parker Hilbun, d/b/a Richard Parker Enterprises, a Partnership, who acknowledged to and before me that he signed and delivered the above and foregoing Warranty Deed on the day and for the purposes therein stated, for and in behalf of said partnership, as its own act and deed, he having been duly authorized so to do.

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WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 30th day of May, 1986.

*Shelby J. Allen*  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires May 13, 1990



STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named RICHARD WAYNE PARKER, individually, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and for the purposes therein mentioned.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this 30th day of May, 1986.

*Shelby J. Allen*  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires May 13, 1990



STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named ROBERT N. STOCKETT, JR., who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and for the purposes therein mentioned.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE,  
this 30th day of May, 1986.

*Shirley J. Allen*  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires May 13, 1990



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STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named JAMES E. LAMBERT, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and for the purposes therein mentioned.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE,  
this 6th day of May, 1986.

*Shirley J. Allen*  
NOTARY PUBLIC

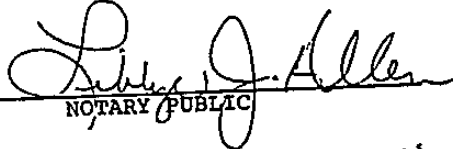
My Commission Expires:  
My Commission Expires May 13, 1990



STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named WILLIAM C. SMITH, JR., who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and for the purposes therein mentioned.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE,  
this 6th day of May, 1986.

  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires May 13, 1990



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PLAT SHOWING  
CERTAIN PROPERTIES  
SITUATED IN LOTS 3 & 4  
OF AVERY GARDENS NORTH,  
RIDGELAND, MADISON COUNTY,  
MISSISSIPPI

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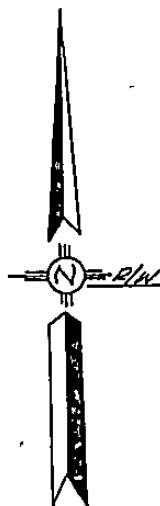
ROBERT B. BARNES  
CIVIL ENGINEER & LAND SURVEYOR

SCALE: 1" = 30'

DATE: 5-5-86 REV. 5-12-86

SPECIAL ASSESSMENT ROAD

R = 732.78  
ARC = 29.18'  
CH = 29.18'



N 89° 56' 36" E, 80.82' (N 88° 48' 10") R/W

15' UTILITY EASEMENT

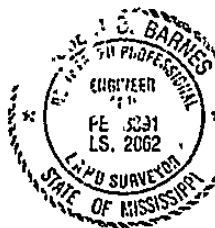
POINT OF BEGINNING  
N.E. COR. OF LOT 4

S 0° 02' 35" E, 210.0'

LOT 4

0.5297 AC.

N 0° 02' 27" W, 210.0'



LOT 4  
LOT 3

S 89° 38' 27" W, 110.0'

LEGAL DESCRIPTION

Being a part of Lots 3 and 4 of Avery Gardens North, a subdivision, the map or plat of which is recorded in the Office of the Chancery Clerk of Madison County, at Canton, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at the Northeast corner of the said Lot 4 of Avery Gardens North, said Northeast corner being the POINT OF BEGINNING for the parcel herein described; thence South 0° 02' 35" East for a distance of 210.0 feet along the East line of the said Avery Gardens North; thence South 89° 38' 27" West for a distance of 110.0 feet; thence North 0° 02' 27" West for a distance of 210.0 feet to the North line of the said Lot 4 and the South line of the Special Assessment Road; thence North 89° 56' 36" East for a distance of 80.82 feet along the said North line of Lot 4; thence run 29.18 feet along the arc of a 732.78 foot radius curve to the left in the said North line of Lot 4, said arc having a 29.18 foot chord which bears North 88° 48' 10" East, to the POINT OF BEGINNING, containing 0.5297 acres, more or less.

EXHIBIT "A"

COVENANTS ATTACHED TO DEED FROM CALLAWAY, ET AL TO C. DELBERT  
HOSEMANN, JR., DATED MAY 30, 1986.

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Grantors have the absolute and unqualified right to approve or disapprove in writing the intended utilization by Grantee of the above described and conveyed site and its development. This approval includes not only architectural aspects, but also landscaping plans, signage and surfacing, for the usage of said property by Grantee as a commercial office building so that Grantors may ascertain that the improvements would fall within the framework of Grantors' proposed development plans as relate to other properties owned by Grantors adjacent to the herein described and conveyed property. The purpose of this is to provide an harmonious relationship with the remainder of Grantors' property and so as not to be detrimental to Grantors' overall development of the adjacent properties. Notwithstanding any provision to the contrary, Grantors agree that within five (5) days of the submission of any and all architectural plans, elevations and drawings, landscaping plans, signage and surfacing for proposed use of subject property, Grantors shall specifically advise Grantee in writing of any and all objections Grantors may have to such architectural, elevation, drawing, landscaping plans, and surfacing usage. Thereafter, on each re-submission by Grantee, to object in writing to Grantee within seven (7) days from the date on which each re-submission shall be made by Grantee so that the final acceptance of any and all such elevations and plans may be agreed upon by and between the parties at the earliest possible date.

As to this, time is of the essence and should Grantors fail to so notify Grantee of their objections as herein provided, any and every such submission or re-submission shall conclusively be deemed to have been finally approved by Grantors. Upon final approval of such architectural, elevations, drawings, landscaping plans and surface usage, Grantee agrees for itself, its successors in title and assigns; that all usage made of the

property purchased hereunder for a minimum of five (5) years from the date hereof, shall be in accordance with said development plans and that Grantee's representation as to its use of said property shall constitute a covenant running with the land conveyed hereby for a period of five (5) years from and after the date hereof, and shall be utilized by Grantee and its assigns in accordance herewith unless permission as to any specific variance therefrom, first to be obtained in writing from Grantors, which consent shall not be unreasonably withheld. This covenant shall run in favor of Grantors as to the remainder of Grantors' property adjacent to said property and lying East of the Farm Credit property, containing about 10 acres, more or less. Seller agrees to incorporate substantially the same covenant, except as to purpose or use, into any conveyance of property in Lots 2, 3, and 4 of Avery Gardens North.

It is agreed and understood as aforesaid that said covenants may be enforced by such action at law or in equity as may be appropriate to secure the proper remedies for Grantors for any violation or attempted violation thereof.

SIGNED FOR IDENTIFICATION:

C. Delbert Hosemann, Jr.  
C. DELBERT HOSEMANN, JR.

Louis B. Gideon  
LOUIS B. GIDEON

RICHARD WAYNE PARKER, RUBY PARKER HESTER, AND BRENDA PARKER HILBUN, d/b/a RICHARD PARKER ENTERPRISES, A PARTNERSHIP

BY: Richard Wayne Parker  
RICHARD WAYNE PARKER,  
General Partner

Robert N. Spockett, Jr.  
ROBERT N. SPOCKETT, JR.

William C. Smith, Jr.  
WILLIAM C. SMITH, JR.

David S. Callaway  
DAVID S. CALLAWAY

THE GREAT SOUTHERN NATIONAL BANK, TRUSTEE FOR THE GIDEON REAL ESTATE, INC., MONEY PURCHASE PENSION PLAN

BY: David S. Callaway  
TITLE: S.V.P.

Richard Wayne Parker  
RICHARD WAYNE PARKER

James E. Lambert  
JAMES E. LAMBERT

Covenants-WCS501

EXHIBIT "B"--Page -2-

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of June, 1986, at 8:00 o'clock a M., and was duly recorded on the 5 day of JUN 5, 1986, Book No. 216 on Page 301 in my office.

Witness my hand and seal of office, this the 5 day of JUN 5, 1986.

BILLY V. COOPER, Clerk

By [Signature], D.C.

Grantor:

TRACE DEVELOPMENT CO.  
One Woodgreen Place, Suite 210  
Madison, MS 39110

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05056 INDEX

Grantees:

Deryl Ferguson Construction, Inc.  
110 Hickory Place  
Brandon, MS 39042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand this day paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Trace Development Co., a Mississippi corporation, does hereby sell, convey and warrant unto Deryl Ferguson Construction, Inc., a Mississippi corporation, that certain land and property, lying and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 40, Trace Vineyard Subdivision, Part 2, a subdivision of Madison County, Mississippi according to the map or plat thereof filed of record in the office of the Chancery Clerk of Madison County, Mississippi in Cabinet B, Slide 93, reference to which is hereby made for incorporation herein.

This conveyance is made subject to and there is excepted from Grantor's warranty the following:

- (1) Zoning and subdivision regulations and ordinances of the City of Madison.
- (2) Ad valorem taxes for 1986 and subsequent years.
- (3) All oil, gas and other minerals have been reserved or conveyed by prior owners; and such are not hereby conveyed.
- (4) Any and all easements and/or rights of way and streets shown on said subdivision map or plat filed in said Cabinet B, Slide 93, in said Chancery Clerk's office.
- (5) Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded servitudes or easements, and any matters not of record which would be disclosed by an accurate survey and inspection of the property,

and easements or other uses of subject property not visible from the surface.

(6) Those certain Restrictive Covenants as recorded in Book 590 at Page 400 of the aforesaid records.

(7) Grantor hereby makes specific reference to the Mississippi Power & Light Co. easements and rights of way in that certain instrument recorded in Book 7 at Page 131 in the office of the Chancery Clerk of Madison County, Mississippi.

No warranty or representation is hereby made whether or not the above described property is or is not in any flood prone area, floodway or special flood hazard area as now or may hereafter be determined or designated by any governmental agency or political body.

WITNESS MY SIGNATURE this, the 21<sup>st</sup> day of May, 1986.  
TRACE DEVELOPMENT CO.

By: W. S. Terney  
W. S. Terney, Vice President

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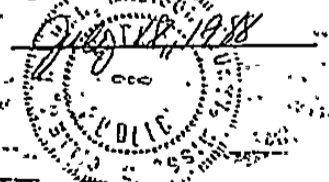
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally came and appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named W. S. TERNEY, who acknowledged that he is Vice President of Trace Development Co., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed, he signed, sealed and delivered the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal of office, this, the 21<sup>st</sup> day of May, 1986.

Bill J. Norman  
NOTARY PUBLIC

My commission expires:

June 18, 1988  


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STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5<sup>th</sup> day of June, 1986, at 9:00 clock A.M., and was duly recorded on the 5<sup>th</sup> day of JUN 5, 1986, Book No. 216 on Page 312 in my office.

Witness my hand and seal of office, this the 5<sup>th</sup> day of JUN 5, 1986.

BILLY V. COOPER, Clerk

By W. S. Terney, D.C.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, and for the further consideration of the assumption and agreement to pay by the Grantee herein, when and as due, his prorata share of the outstanding balance of the rental payments due and owing by the Grantors herein under that certain Lease Agreement dated September 28, 1978, and filed for record in Book 448 at Page 203 in the office of the Chancery Clerk of Madison County, Mississippi, said Lease Agreement having been subsequently supplemented and amended by instruments filed for record in Book 456 at Page 100, Book 462 at Page 362, Book 462 at Page 620, and Book 476 at Page 565, the undersigned, J. SAM STEEL, Grantor, does hereby sell, convey, warrant, transfer and assign unto Ohio Mohican Furniture Builders, Inc., Grantee, the entire remaining leasehold interest together with all fixtures and appurtenances therein contained in the following described land and property situated in the County of Madison, State of Mississippi, to-wit:

Unit 74, The Breakers, and an undivided interest in the common areas (and all other rights thereunto pertaining) of the Breakers, a condominium, according to the plan of condominium for such project, the plats and exhibits attached thereto, as recorded in Book 466, Page 200, and as amended and supplemented in Book 491 at Page 576 and in Book 503 at Page 21; and the plats of record in Cabinet B, Slide 39, and in Cabinet B, Slide 49, and in Cabinet B, Slide 53, in the office of the Chancery Clerk of Madison county at Canton, Mississippi.

The Grantee, by acceptance hereof and by agreement with Grantors, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, provisions and conditions set forth in the above-mentioned Plans of Condominium and the Declaration of Restrictions filed for record and any amendments pursuant thereto, including, but not limited to, the obligation

to make payment of assessments for the maintenance and operation of the condominium which may be levied against such unit.

This leasehold conveyance is made subject to the following:

1. All the terms and conditions of the above-described Lease Agreement.
2. Recitations contained in that certain Assignments of Lease from The Breakers of Mississippi, Ltd., a Mississippi corporation, to Paul Garner and Marcus J. Byrd as recorded in Book 484 at Page 353, and in that certain Assignment of Lease from Paul Garner and Marcus J. Byrd to The Breakers, a general partnership whose partners are Paul J. Garner and Marcus J. Byrd, as recorded in Book 484 at Page 355.
3. Easement for construction and operation of boat slips as conveyed in Book 158 at Page 664.
4. All protective covenants, easements and rights of way of record and zoning ordinances affecting the above-described property.
5. All prior oil, gas and mineral reservations, conveyances or leases of record which pertain to the subject property.
6. The liens of the 1986 county taxes which are not yet due and payable and which are to be prorated as of the date of delivery of this deed.
7. The terms, conditions, liens, easements, rights and obligations contained in the Declaration of Restrictions as recorded in the office of the Chancery Clerk of Madison County, Mississippi, in Book 466 at Page 200, Book 491 at Page 576, and Book 503 at Page 21, together with any other amendments thereto.

WITNESS OUR SIGNATURES this, the 2 day of June, 1986.

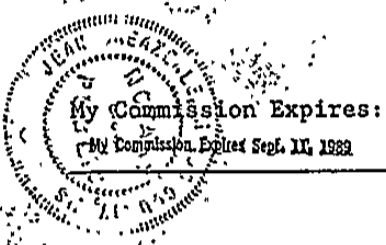
  
J. SAM STEEL

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority at law in the for the State and County aforesaid, the within named J. Sam Steel, who acknowledged that he signed, sealed and delivered the foregoing Deed on the day and year therein mentioned.

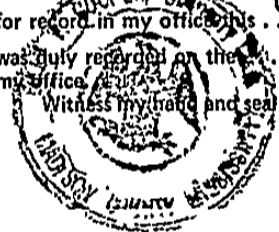
THIS the 2nd day of June, 1986.

John Brazzwell  
NOTARY PUBLIC



STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of June, 1986, at 9:00 clock a M., and was duly recorded on the 5 day of June, 1986, Book No. 216 on Page 316 in my office.



Witness my hand and seal of office, this the 5 day of June, 1986.

BILLY V. COOPER, Clerk

By D. W. [Signature], D.C.



Grantor:

TRACE DEVELOPMENT CO.  
One Woodgreen Place, Suite 210  
Madison, MS 39110

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05063

INDEXED

Grantees:

Charles P. McMullan and wife,  
Lois R. McMullan  
5946 Westmore Drive  
Jackson, MS 39206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand this day paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Trace Development Co., a Mississippi corporation, does hereby sell, convey and warrant unto Charles P. McMullan and wife, Lois R. Mullan, as joint tenants with full rights of survivorship and not as tenants in common, that certain land and property, lying and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 63, Trace Vineyard Subdivision, Part 2, a subdivision of Madison County, Mississippi according to the map or plat thereof filed of record in the office of the Chancery Clerk of Madison County, Mississippi in Cabinet B, Slide 93, reference to which is hereby made for incorporation herein.

This conveyance is made subject to and there is excepted from Grantor's warranty the following:

- (1) Zoning and subdivision regulations and ordinances of the City of Madison.
- (2) Ad valorem taxes for 1986 and subsequent years.
- (3) All oil, gas and other minerals have been reserved or conveyed by prior owners; and such are not hereby conveyed.
- (4) Any and all easements and/or rights of way and streets shown on said subdivision map or plat filed in said Cabinet B, Slide 93, in said Chancery Clerk's office.
- (5) Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded servitudes or easements, and any matters not of record which would be disclosed by an accurate survey and inspection of the property,

and easements or other uses of subject property not visible from the surface.

(6) Those certain Restrictive Covenants as recorded in Book 590 at Page 400 of the aforesaid records.

(7) Grantor hereby makes specific reference to the Mississippi Power & Light Co. easements and rights of way in that certain instrument recorded in Book 7 at Page 131 in the office of the Chancery Clerk of Madison County, Mississippi.

No warranty or representation is hereby made whether or not the above described property is or is not in any flood prone area, floodway or special flood hazard area as now or may hereafter be determined or designated by any governmental agency or political body.

WITNESS MY SIGNATURE this, the 30th day of May, 1986.

TRACE DEVELOPMENT CO.

By: W. S. Terney  
W. S. Terney, Vice President

BOOK 216 PAGE 318

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally came and appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named W. S. TERNEY, who acknowledged that he is Vice President of Trace Development Co., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed, he signed, sealed and delivered the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal of office, this, the 30th day of May, 1986.

C. J. Norman  
NOTARY PUBLIC

My commission expires:

July 18, 1988

-2-

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5th day of June, 1986, at 9:00 clock A. M., and was duly recorded on the 5th day of JUN 5, 1986. Book No. 216 on Page 317. In my office.

Witness my hand and seal of office, this the ..... of ..... 19.....

BILLY V. COOPER, Clerk

By: W. S. Terney, D.C.

AFFIDAVIT AND CONVEYANCE

29020  
65

INDEXED

WHEREAS, SALLIE ANN GRAHAM passed approximately \_\_\_\_\_ years ago intestate, while maintaining her residence in Canton, Madison County, Mississippi, leaving as her sole survivor and grand daughter, Helen Jean Hoskins, and

WHEREAS, at the time of her death, the said Sallie Ann Graham was the owner and in possession of the hereinafter described property; and

WHEREAS, Helen Jean Hoskins desires that record title to said property be placed in her name as she has had it solely in her name and paid all city and county taxes for the past fifteen or twenty years;

NOW, therefore, in consideration of the premises, I, Helen Jean Hoskins, as sole survivor and heir-at-law of Sallie Ann Graham, do hereby convey and warrant unto HELEN JEAN HOSKINS, the following described property, lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Commencing on the north margin of North Street at the SE corner of Lot No. 34 on the north side of North Street and run thence east along the north margin of North Street 87 feet and 6 inches, to the west side of a lane, or alley, thence north along the west margin of said alley way 91 feet and 3 inches to a picket fence, thence west along the picket fence 77 feet and 6 inches to the east margin of said lot No. 34, thence south along the east margin of said lot 34 ninety-one feet and 3 inches to the point of beginning on the north side of North street intending to convey a lot 87 feet and 6 inches front, running back between parallel lines 91 feet and 3 inches off of the south side of Lot No. 32, according to George and Dunlap's present map of the City of Canton now on file in the Chancery Clerk's office in said county, which lot is bounded on the south by North Street, bounded on the east by a lane 12 feet broad, bounded on the north by property of Mollie Coleman and bounded on the west by Lot No. 34, said George and Dunlap's map.

THIS the 4<sup>TH</sup> day of June, 1986.

Helen Jean Hoskins  
HELEN JEAN HOSKINS

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, HELEN JEAN HOSKINS, who acknowledged to me that she 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 4 day of June, 1986.

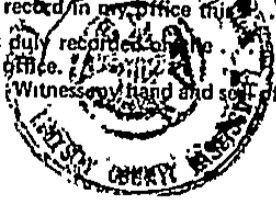
Billy V. Cooper  
CHANCERY CLERK

BY: D. Wright D.C.

(SEAL)  
MY COMMISSION EXPIRES: 1-4-88

ADDRESS: 15111 Pearson Ave - OAK PARK, MICH. 48237

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 4 day of June, 1986, at 10:25 o'clock A. M., and was duly recorded on the JUN 5 day of 1986, Book No 216 on Page 319 in my office.



Witness my hand and seal of office, this the ..... of ..... 19.....  
BILLY V. COOPER, Clerk  
By D. Wright D.C.

RELEASE FROM DELINQUENT TAX SALE (INDIVIDUAL) DELINQUENT TAX SALE STATE OF MISSISSIPPI, COUNTY OF MADISON

05066

No 7869

INDEXED Registered Under H.B. 547 Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Inez Lewis the sum of Fifty-four dollars & no cents DOLLARS \$ 54.00 being the amount necessary to redeem the following described land in said County and State, to-wit:

Table with 5 columns: DESCRIPTION OF LAND, SEC., TWP, RANGE, ACRES. Row 1: Lot 32 & Part Lot 44, 25 & 150 1/2 North West Hill, 32 & 44 D.B. 41-133

Which said land assessed to Lewis, Lawrence & Inez and sold on the 26 day of August 19 85 to Bradley Williamson for taxes thereon for the year 19 85, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 4th day of June 19 86 Billy V. Cooper, Chancery Clerk. By M. Dudley D.C.

STATEMENT OF TAXES AND CHARGES

Table listing taxes and charges: (1) State and County Tax Sold for... \$35.45, (2) Interest \$1.77, (3) Tax Collector's 2% Damages... \$77, (4) Tax Collector Advertising... \$150, (5) Printer's Fee... \$300, (6) Clerk's Fee... \$25, (7) Tax Collector... \$100, (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$4393, (9) 5% Damages on TAXES ONLY... \$177, (10) 1% Damages per month... \$439, (11) Fee for recording redemption... \$25, (12) Fee for indexing redemption... \$15, (13) Fee for executing release... \$100, (14) Fee for Publication... \$, (15) Fee for issuing Notice to Owner... \$, (16) Fee Notice to Lienors... \$, (17) Fee for mailing Notice to Owner... \$, (18) Sheriff's fee... \$, TOTAL \$5149, (19) 1% on Total for Clerk to Redeem \$51, (20) GRAND TOTAL TO REDEEM from sale covering 1984 taxes and to pay accrued taxes as shown above \$52.00, Excess bid at tax sale \$54.00

STATE OF MISSISSIPPI County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 4th day of June, 19 86, at 11:05 o'clock a.m., and was duly recorded on the 5th day of JUN 5 1986, 19, Book No. 216 on Page 320 in my office.

Witness my hand and seal of office, this the 5th day of JUN 5 1986, 19

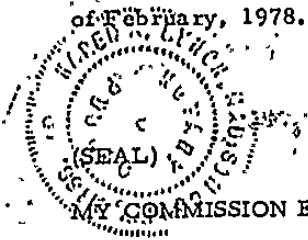
BILLY V. COOPER, Clerk

By M. W. Wright, D.C.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, IDA MARY BUFFINGTON and C. P. BUFFINGTON, who acknowledged to me that they did sign and deliver the foregoing instrument on the date and for the purposes therein set forth.

GIVEN UNDER MY HAND and official seal of office on this the 28<sup>th</sup> day of February, 1978.



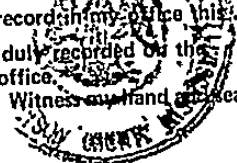
*Karen A. Lynch*  
Notary Public

MY COMMISSION EXPIRES:  
My Commission Expires Sept. 22, 1981

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 4 day of June, 1986, at 11:30 clock 5 M., and was duly recorded on the JUN 5 1986 day of JUN 5 1986, 19....., Book No. 216 on Page 321 in my office.

Witness my hand and official seal of office, this the ..... of ..... 19.....



BILLY V. COOPER, Clerk

By M. Wright....., D.C.

WARRANTY DEED

05069 INDEXED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, IDA MARY BUFFINGTON, C. P. BUFFINGTON, and CARLOS CLYNE BUFFINGTON, do hereby sell, convey and warrant unto CLARENCE GRAY, the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Commencing on the South side of Peace Street and on the West side of Hickory Street on the sidewalk at the Northeast corner of the brick building known as the Canton Hotel, thence West 33 feet 7 inches to the Northwest corner of the brick hotel, thence South along the West margin of the brick hotel 91 feet 3 inches to the brick wall of the house used as a kitchen for said hotel, thence East along the North margin of the brick kitchen wall, 14 feet 7 inches to its Northeast corner, thence South along the East margin of said brick wall 6 feet, thence East parallel with Peace Street 19 feet to the edge of the sidewalk, thence North 97 feet 3 inches, more or less, to the point of beginning.

AND ALSO: A lot or parcel of land fronting 39 feet on the West side of Hickory Street, being a part of Lots 17 and 19 on the South side of West Peace Street in the City of Canton, Madison County, Mississippi and more particularly described as follows, to-wit: Begin at a point on the West line of Hickory Street that is 93 feet 3 inches South of the intersection of the West line of Hickory Street with the South line of West Peace Street, and from said point of beginning run West 19 feet, thence North 6 feet, thence West 20 feet, thence South 45 feet, thence East 39 feet, more or less, to the West line of Hickory Street, thence North along the West line of Hickory Street 39 feet, more or less, to the point of beginning.

TOGETHER WITH: All furniture, furnishings, equipment, appliances, and other personal property of every kind, character, nature and description contained in and situated on the above described premises.

AND PARCEL 2: Beginning at a point on the South side of West Peace Street at the Northwest corner of what is known as the Hotel Property, which point is 33 feet 7 inches West of the intersection of Peace Street and Hickory Street, and run thence South along the West margin of said Hotel property 91 feet 3 inches, more or less, to the North wall of the brick kitchen used in connection with said Hotel property, thence West 6 feet, thence South parallel with the West line of said kitchen and the extension thereof 42 feet, more or less, to the North margin of an alley-way running East and West, thence West along the North margin of said alley-way 14 feet, thence North 133 feet, more or less, to the South margin of Peace Street, thence East along the South margin of Peace Street 20 feet to the point of beginning, together with any and all interest which I may have in any party wall rights in connection with the buildings situated on the East and West sides of the above described property.

THE WARRANTY OF THIS conveyance is subject to the following exceptions and limitations:

1. City of Canton, County of Madison and State of Mississippi ad valorem taxes for the year 1981, and subsequent years.
2. The City of Canton, Mississippi Zoning Ordinance of 1958, and all amendments thereto.

WITNESS OUR SIGNATURES on the 8 day of June, 1981.

BOOK 216 PAGE 325

*Ida Mary Buffington*  
IDA MARY BUFFINGTON

*C. P. Buffington*  
C. P. BUFFINGTON

*Carlos Clyne Buffington*  
CARLOS CLYNE BUFFINGTON

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, IDA MARY BUFFINGTON, C. P. BUFFINGTON, AND CARLOS CLYNE BUFFINGTON, who acknowledged to me that they did sign and deliver the foregoing instrument on the date and for the purposes therein set forth.

GIVEN under my hand and official seal of office on this the 8th day of June, 1981.

*Myrtle C. Boudougean*  
NOTARY PUBLIC



Commission Expires:

MY COMMISSION EXPIRES NOV. 22, 1981

STATE OF MISSISSIPPI, County of Madison:

*Billy V. Cooper*, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office on the 4 day of June, 1986, at 11:30 o'clock a. M. and was duly recorded in the 4 day of JUN 5, 1986, 19....., Book No. 216 on Page 324 in my office.



Witness my hand and seal of office, this the ..... of JUN 5, 1986, 19.....

BILLY V. COOPER, Clerk

By *B. V. Cooper*....., D.C.

WARRANTY DEED

05070

INDEXED

IN CONSIDERATION OF THE SUM OF Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration of the sum of sum of \$850.00 due as evidence by note and deed of trust of even date and MARTHA LOUISE THOMAS herewith, I, KING PHILLIPS, grantor, do hereby convey and warrant unto LILLIE BOONE the following described land and property lying and being situated in Madison County, Mississippi, to-wit:

A tract of land containing in all 2.00 acres, more or less, and fronting 1.16 chains to the east side of public road in NW 1/4 of NE 1/4, Section 21, Township 11 North, Range 4 East, Madison County, Mississippi, and being more particularly described as from the intersection of the north line of the NW 1/4 of the NE 1/4 of Section 20, with the East line of public road, run thence S 21 degrees 45' W for 3.16 chains to the point of beginning and from said point of beginning being 20.0 feet east of the approximate center line of said road, run thence S 21 degrees 45' W for 3.16 chains, thence running east for 6.33 chains, thence running N 21 degrees 45' E for 3.16 chains to the SE corner of Bacon tract, thence running west for 4.33 chains to the point of beginning.

Grantors intend to and do hereby convey unto grantee herein the same property acquired by grantors hereby on August 6, 1984 from John Wesley Phillips, recorded in Deed Book 199 at page 36

The above described property is no part of grantors homestead.

Grantee agrees to pay the 1986 ad valorem taxes.

WITNESS OUR SIGNATURES, this 29<sup>th</sup> day of April, 1986.

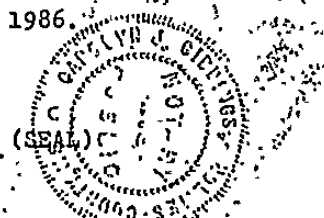
King Phillips  
KING PHILLIPS  
Martha Louise Thomas  
MARTHA LOUISE THOMAS

STATE OF MISSISSIPPI

COUNTY OF ~~WAZIER~~ Holmes

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above stated, the within named KING PHILLIPS AND MARTHA LOUISE THOMAS, 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, this 29<sup>th</sup> day of April, 1986.



Carolyn J. Tidder  
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires June 12, 1987

Grantors address General Delivery - Thornton, MS.  
Grantees Address: Route 2, Box 92-Pickens, MS. 39146

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this June day of 1986, at 12:00 o'clock P. M., and was duly recorded on the JUN 5 1986 day of 1986, 19....., Book No. 216 on Page 326 in my office.  
Witness my hand and seal of office, this the JUN 5 1986 day of 1986, 19.....  
BILLY V. COOPER, Clerk  
By B. Wright, D.C.



BOOK 216 PAGE 321

05068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid me and other good and valuable consideration, including the assumption by the Grantee of the payment, as and when due, of one-third (1/3rd) of the indebtedness (both principal and interest accrued and to accrue thereon), to the Canton Exchange Bank which is evidenced by a promissory note dated December 21, 1977, and is described in and secured by a deed of trust of even date, recorded in Deed of Trust Book 437 at page 818 in the office of the Chancery Clerk of Madison County, Mississippi, the receipt and sufficiency of which is hereby acknowledged, We, IDA MARY BUFFINGTON and C. P. BUFFINGTON, do hereby convey and forever warrant, subject to the limitations and exceptions hereinafter contained, unto CARLOS CLYNE BUFFINGTON an undivided one-third (1/3rd) interest in and to the following described real and personal property, lying and being situated in the City of Canton, Madison County, Mississippi, to wit:

Commencing on the South side of Peace Street and on the West side of Hickory Street on the sidewalk at the Northeast corner of the brick building known as the Canton Hotel, thence West 33 feet 7 inches to the Northwest corner of the brick hotel, thence South along the West margin of the brick hotel 91 feet 3 inches to the brick wall of the house used as a kitchen for said hotel, thence East along the North margin of the brick kitchen wall, 14 feet 7 inches to its Northeast corner, thence South along the East margin of said brick wall 6 feet, thence East parallel with Peace Street 19 feet to the edge of the sidewalk, thence North 97 feet 3 inches, more or less, to the point of beginning.

AND ALSO: A lot or parcel of land fronting 39 feet on the West side of Hickory Street, being a part of Lots 17 and 19 on the South side of West Peace Street in the City of Canton, Madison County, Mississippi and more particularly described as follows, to wit:

Begin at a point on the West line of Hickory Street that is 93 feet 3 inches South of the intersection of the West line of Hickory Street with the South line of West Peace Street, and from said point of beginning run West 19 feet, thence North 6 feet, thence West 20 feet, thence South 45 feet, thence East 39 feet, more or less, to the West line of Hickory Street, thence North along the West line of Hickory Street 39 feet, more or less, to the point of beginning.

TOGETHER WITH: All furniture, furnishings, equipment, appliances, and other personal property of every kind, character, nature and description contained in and situated on the above described premises.

~~The Grantors intend to convey and do hereby convey unto the Grantee a one-third (1/3rd) interest in and to all property owned by the Grantors in Lots 17 and 19 on the South side of West Peace Street, and particularly the property conveyed to the Grantors by deed of record in Deed Book 154 at Page 54, in the office of the Chancery Clerk of Madison County, Mississippi, reference to which is hereby made.~~

THE WARRANTY of this conveyance is subject to the following exceptions and limitations:

1. City of Canton, County of Madison and State of Mississippi ad valorem taxes for the year 1978, and subsequent years.
2. The lien and obligations of the above mentioned deed of trust.
3. An unrecorded lease to Clarence Gray, dated December 26, 1977, leasing a part of the premises for a term of one (1) year. The Grantors hereby assign one-third (1/3rd) of the rentals under said lease to the Grantee, and the Grantee assumes one-third (1/3rd) of the LESSORS' obligations thereunder.
4. The City of Canton, Mississippi Zoning Ordinance of 1958, and all amendments thereto.

WITNESS OUR SIGNATURES on the 28<sup>th</sup> day of February, 1978.

Ida Mary Buffington  
IDA MARY BUFFINGTON

C. P. Buffington  
C. P. BUFFINGTON

GRANTORS

WARRANTY DEED

INDEXED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, I, JOHN I. WILSON, do hereby sell, convey and warrant unto PHILIP SIMON and JAMES HOLDER, the land and property which is situated in the County of Madison, State of Mississippi, described as follows, to-wit:

A parcel of land fronting 675.4 feet on the South side of Twelve Oaks Road, containing 24 acres, more or less, lying and being situated in the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 36, Township 8 North, Range 2 East, Madison County, Mississippi, and more particularly described as follows:

Beginning at a point at a fence corner representing the NW corner of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 36 and run South along the existing fence for 841.8 feet; thence North 89 degrees 53 minutes East for 1256.7 feet to a point on an existing fence line; thence North 00 degrees 10 minutes West along said fence for 596.4 feet to a point; thence North 00 degrees 35 minutes West for 219.6 feet to a point at a fence corner on the South margin of Twelve Oaks Road; thence West along the South margin of Twelve Oaks Road for 592.6 feet to a point; thence North 74 degrees 40 minutes West along the South margin of said road for 82.8 feet to a point on the North line of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 36; thence North 89 degrees 45 minutes West along the North line of said NW $\frac{1}{4}$  of SW $\frac{1}{4}$  for 585.7 feet to the point of beginning.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to the Grantees or their assigns any amount which is a deficit on an actual proration and likewise, the Grantees agree to pay to the Grantors any amount overpaid by them.

WITNESS THE SIGNATURES of the Grantors, this the 20<sup>th</sup> day of May, 1986.

  
JOHN I. WILSON

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, John I. Wilson, who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned.

GIVEN UNDER MY hand and official seal of office this the 22<sup>nd</sup> day of May, 1986.

*[Handwritten Signature]*  
NOTARY PUBLIC

My commission expires:  
7-19-86

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 11<sup>th</sup> day of June, 1986, at 9:00 o'clock A.M., and was duly recorded on the 11<sup>th</sup> day of June, 1986, Book No. 216 on Page 327 in my office.



Witness my hand and seal of office, this the 11<sup>th</sup> day of June, 1986.

BILLY V. COOPER, Clerk

By *[Handwritten Signature]* D.C.

05035

INDEXED

-WARRANTY DEED-

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, MONTAGUE R. MODLIN AND WIFE SHERRY R. MODLIN, do hereby sell convey and warrant unto ROBERT E. O'BRIEN, JR. , the land and property situated in Madison County, Mississippi, described as follows to-wit:

Lot 25 TRACE VINEYARD SUBDIVISION, PART 1 a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton Mississippi in Plat Cab.B at page 84 reference to which map or plat is here made in aid of and as a part of this description.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to the Grantees or their assigns any amount which is a deficit on an actual proration and likewise, the Grantees agree to pay to the Grantors any amount overpaid by them.

WITNESS THE SIGNATURES of the Grantors, this the 27th day of

May 19 86

*Montague R. Modlin*  
MONTAGUE R. MODLIN

*Sherry R. Modlin*  
SHERRY R. MODLIN

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY appeared before me the undersigned authority in and for the aforesaid jurisdiction, Montague R. Modlin and wife Sherry R. Modlin, who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned.

GIVEN UNDER MY HAND and official seal of office on this the 27th day of May 1986

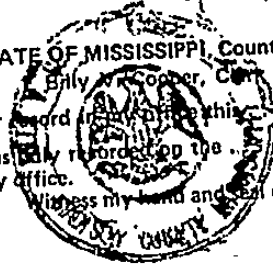
My Commission Expires:

9.9.89

*Robert Padgett*  
Rotary Public

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this June 11 1986 at 9:08 clock P.M. and was duly recorded on the 11th day of June 11 1986, Book No. 216 on Page 329 in my office.



BILLY V. COOPER, Clerk

By *Robert Padgett* D.C.

C  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

BOOK 216 PAGE 330

INDEXED  
5089 1/2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, ANNANDALE DEVELOPMENT COMPANY, a Delaware corporation authorized to do business in the State of Mississippi, does hereby sell, convey, and warrant unto J. ELMER NIX and wife, ROSEMARY C. NIX, as joint tenants with full rights of survivorship, and not as tenants in common, the following described land and property situated in Madison County, Mississippi, more particularly described as follows, to-wit:

Lot 52 ANNANDALE PART B3, a subdivision according to the map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B at Slide 88 reference to which map or plat is hereby made in aid of and as a part of this description.

This conveyance is subject to any and all zoning ordinances, subdivision regulations, easements, dedications, rights-of-way, mineral reservations and mineral conveyances of record pertaining to or affecting the herein described property.

This conveyance is subject to that certain Declaration of Covenants, Conditions, and Restrictions for Annandale now on record in Book 580 at Page 1 in the office of the aforesaid Chancery Clerk.

This conveyance is subject to that certain Supplementary Declaration of Covenants and Restrictions for Annandale Part B3 which is now on record in Book 580 at Page 75 in the office of the aforesaid Chancery Clerk.

In addition to the aforesaid Declaration of Covenants, Conditions, and Restrictions and those Supplementary Declaration of Covenants and Restrictions, there shall further be the covenants, conditions, and restrictions that any dwelling built on the above described lot shall contain no less than 2800 square feet of heated and cooled floor space, exclusive of open porches and garages. No dwelling shall be built on the above described lot any closer than 50 feet to the front lot line. No dwelling shall be built any closer than 20 feet to any side lot line. No dwelling shall be built any closer than 50 feet to any rear lot line. These covenants, conditions, and restrictions shall run with the land and shall be binding upon the Grantee(s) and their successors in title for a term of thirty (30) years from the date of the recordation of this conveyance after which term the said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless terminated at the end of any such period by an instrument executed and acknowledged within sixty (60) days preceding the end of such period by the Owner and by the Annandale Property Owners' Association, Inc., acting through its Board of Directors.

The advalorem taxes for the current year on the herein conveyed property shall be prorated between Grantor and Grantee(s) as of the date of this conveyance.

WITNESS OUR SIGNATURES, this the 22<sup>nd</sup> day of \_\_\_\_\_

January, 1986.

ANNANDALE DEVELOPMENT COMPANY

BY: [Signature]

ATTEST:

[Signature]  
SECRETARY

BOOK 216 PAGE 331

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THIS DAY personally came and appeared before me, the undersigned Notary Public in and for said county and state, Robert H. [unclear], who, being by me first duly sworn, states on oath that he is the duly elected VICE-PRESIDENT OF ANNANDALE DEVELOPMENT COMPANY, and, who acknowledged to me that for and on behalf of said ANNANDALE DEVELOPMENT COMPANY, he signed and delivered the above and foregoing instrument on the day and year therein mentioned, he being first duly authorized so to do by said corporation.

BOOK 216 PAGE 332

GIVEN under my hand and official seal of office, this the 2nd day of January, 1986

[Signature]  
NOTARY PUBLIC



My Commission Expires: October 3, 1987

STATE OF Florida  
COUNTY OF Hillsborough

THIS DAY personally came and appeared before me, the undersigned Notary Public in and for said county and state, Charles G. [unclear], who, being by me first duly sworn, states on oath that he/she is the duly elected SECRETARY of ANNANDALE DEVELOPMENT COMPANY, and, who acknowledged to me that for and on behalf of said ANNANDALE DEVELOPMENT COMPANY, he/she signed and delivered the above and foregoing instrument on the day and year therein mentioned, he/she being first duly authorized so to do by said corporation.

GIVEN under my hand and official seal of office, this the 2nd day of January, 1986

[Signature]  
NOTARY PUBLIC



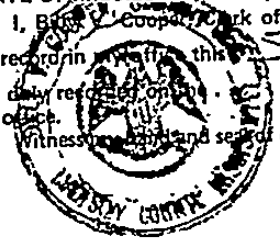
My Commission Expires: October 3, 1987

GRANTOR'S ADDRESS:  
Post Office Box 82010  
Tampa, Florida 33682

GRANTEE(S)' ADDRESS:  
878 LAKELAND DR.  
JACKSON, MS. 39216

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in Book 216 this 11th day of June, 1986, at 9:00 o'clock AM, and was duly recorded on this 11th day of JUN. 11, 1986, 1986, Book No 216 on Page 330. in my office.



Witness my hand and seal of office, this the 11th day of JUN. 11, 1986, 1986

BILLY V. COOPER, Clerk

By [Signature] D.C.



590 1/2  
INDEXEDQUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, ELLIS MCGEE and BETTIE MCGEE, Grantors, subject to the reservation contained herein, do hereby remise, release, convey and forever quitclaim unto MADISON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF MISSISSIPPI, Grantee, all of our estate, right, title and interest in and to any portion of the following described real property, in which we have any interest, said property lying and being situated in Madison County, Mississippi, to wit:

Begin at an iron pipe which is 1,319.67 feet north of the SW corner of the SW1/4 NE1/4, Section 25, Township 8 North, Range 2 East, Madison County, Mississippi; and run thence North along an existing fence 1,300 feet to the south right-of-way line of a paved county road, thence East along the right-of-way of said paved county road 30' to a point, thence South along an existing fence 1,296.4 feet to the north line of the Snyder property as described in Book 206 at page 728 in the records in the office of the Chancery Clerk of Madison County, Mississippi.

Thence S 82°26' W along said property boundary 30.21 feet to the point of beginning.

Lying and being situated in Section 25, Township 8 North, Range 2 East, Madison County, Mississippi.

Grantor(s) hereby reserve any and all mineral rights or interests which they may own in, under or on the above described property.

County of Madison ad valorem taxes for the year 1985 which shall be prorated as follows: Grantor: -0-, Grantee: All.

WITNESS OUR SIGNATURES on this the 2<sup>nd</sup> day of

June, 1986.


Ellis McGee  
ELLIS MCGEE

Bettie McGee  
BETTIE MCGEE

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority  
in and for the jurisdiction above stated, the within named  
ELLIS MCGEE and BETTIE MCGEE, who stated and acknowledged to  
me that they did sign and deliver the above and foregoing  
instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 2nd day  
of June, 1986.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
March 5, 1988

GRANTOR:  
Route 3, Box 247  
Canton, MS 39046

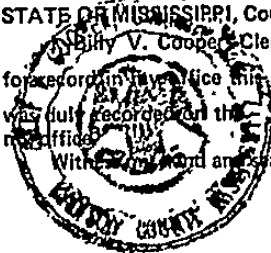
GRANTEE:  
Canton, MS 39046



E1060407  
5088/7135

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 5 day of June, 1986, at 9:00 o'clock A. M., and  
was fully recorded on the 11 day of JUN, 1986. Book No. 216 on Page 333 in  
my office.



With my hand and official seal of office, this the ..... of ....., 19.....

BILLY V. COOPER, Clerk

By M. W. Wright....., 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 and sufficiency of all of which is hereby acknowledged, We, the undersigned, MARK S. JORDAN and WILLIAM J. SHANKS, do hereby sell, convey and warrant unto JOHN GUSSIO, BUILDER, INC., a Mississippi Corporation \_\_\_\_\_ the following described land and property lying and being situated in the County of Madison, State of Mississippi, to-wit:

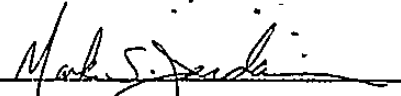
Lots Forty (40), HUNTER'S POINTE I, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B, Slide 92, reference to which is here made in aid of and as a part of this description.

THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, rights-of-way, easements and mineral reservations of record.

Ad valorem taxes for the year 1986 are to be prorated between the Grantors and the Grantee herein as of the date of this conveyance.

The above described property constitutes no part of the homestead of Grantors herein.

WITNESS OUR SIGNATURES this the 3rd day of June, 1986.

  
MARK S. JORDAN

  
WILLIAM J. SHANKS

STATE OF MISSISSIPPI

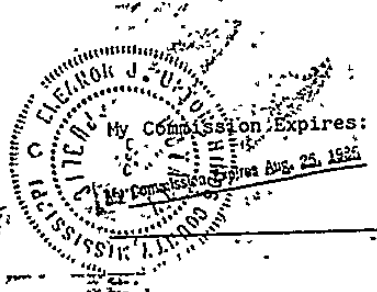
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Mark S. Jordan and William J. Shanks, who acknowledged to me that they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their act and deed.

GIVEN under my hand and official seal of office, this the 3rd day of June, 1986.

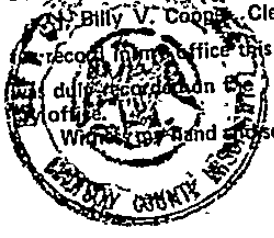
BOOK 216 PAGE 336

*Elemer J. Upton*  
NOTARY PUBLIC



STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
record in my office this 11 day of June, 1986, at 9:00 o'clock 6 M., and  
duly recorded on the 11 day of June, 1986, Book No. 216 on Page 336  
of the 11 day of June, 1986  
Witness my hand and seal of office, this the 11 day of June, 1986



BILLY V. COOPER, Clerk

By *B. V. Cooper*, D.C.

WARRANTY DEED

BOOK 216 PAGE 337

INDEXED

0509.3

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, the undersigned, MARK S. JORDAN and WILLIAM J. SHANKS, do hereby sell, convey and warrant unto JOHN GUSSIO BUILDER, INC., a Mississippi corporation \_\_\_\_\_ the following described land and property lying and being situated in the County of Madison, State of Mississippi, to-wit:

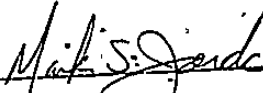
Lots Seventy-Three (73), HUNTER'S POINTE I, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B, Slide 92, reference to which is here made in aid of and as a part of this description.

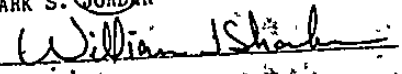
THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, rights-of-way, easements and mineral reservations of record.

Ad valorem taxes for the year 1986 are to be prorated between the Grantors and the Grantee herein as of the date of this conveyance.

The above described property constitutes no part of the homestead of Grantors herein.

WITNESS OUR SIGNATURES this the 3rd day of June, 1986.

  
MARK S. JORDAN

  
WILLIAM J. SHANKS

STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Mark S. Jordan and William J. Shanks, who acknowledged to me that they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their act and deed.

GIVEN under my hand and official seal of office, this the 3rd day of June, 1986.

BOOK 216 PAGE 338

*Eleanor J. Lipton*

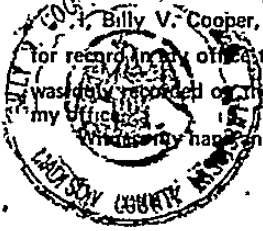
NOTARY PUBLIC



My Commission Expires:

My Commission Expires Aug. 25, 1986

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office on this 3 day of June, 1986, at 9:00 o'clock P.M., and was duly recorded on the 11 day of June, 1986, Book No. 216 on Page 337 in my office.

GIVEN under my hand and seal of office, this the 11 day of June, 1986.

BILLY V. COOPER, Clerk

By *D. W. Wright*, D.C.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, MOLLIE LICK, a single person, JULIA LAZELLE LICK WILLIAMS, a married resident of Madison County, Mississippi and IDA MAVELLE LICK HOPPER, a married resident of the State of Georgia, do hereby convey and warrant unto BARTON BERNARD WILLIAMS and wife, MONA DEANNE WILLIAMS, as tenants by the entirety with right of survivorship and not as tenants in common, the following described lands lying and being situated in the County of Madison, State of Mississippi, to-wit:

Lot 14 of ANDREW'S FIRST ADDITION TO THE TOWN OF MADISON, less 200 feet off the North end, and in the SW 1/4 of the NE 1/4 of Section 17, Township 7 North, Range 2 East.

Grantees shall pay taxes on the captioned property for the entirety of 1986.

The Husband of Julia Lazelle Lick Williams, Billy B. Williams, joins herein only for purposes of releasing any homestead claim to the lands conveyed.

EXECUTED this the 14<sup>th</sup> day of March, 1986, but effective for all purposes the 1st day of November, 1985.

Mrs. Mollie Lick  
MOLLIE LICK

Julia Lazelle Lick Williams  
JULIA LAZELLE LICK WILLIAMS

Billy B. Williams  
BILLY B. WILLIAMS

Ida Mavelle (Lick) Hopper  
IDA MAVELLE LICK HOPPER

05093  
INDEXED

STATE OF MISSISSIPPI  
COUNTY OF Madison

PERSONALLY appeared before me the undersigned authority, in and for said County and State, the within named MOLLIE LICK who acknowledged that she signed and delivered the foregoing instrument on the date and for the purpose therein mentioned.

Given under my hand and seal of office this the 13<sup>th</sup> day of March, 1986.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires August 3, 1988

BOOK 216 PAGE 310

STATE OF MISSISSIPPI  
COUNTY OF Madison

PERSONALLY appeared before me the undersigned authority, in and for said County and State, the within named JULIA LAZELLE LICK WILLIAMS who acknowledged that she signed and delivered the foregoing instrument on the date and for the purpose therein mentioned.

Given under my hand and seal of office this the 14<sup>th</sup> day of March, 1986.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
7/1/88

STATE OF GEORGIA  
COUNTY OF Newton

PERSONALLY appeared before me the undersigned authority, in and for said County and State; the within named IDA MABELLE LICK HOPPER who acknowledged that she signed and delivered the foregoing instrument on the date and for the purpose therein mentioned.

Given under my hand and seal of office this the 10<sup>th</sup> day of April, 1986.

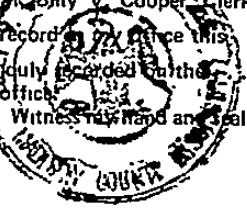
[Signature]  
NOTARY PUBLIC

My Commission Expires:  
8/1/88



STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 11<sup>th</sup> day of June, 1986, at 9:00 o'clock AM, and was duly recorded in the 11 day of JUN. 11. 1986, 1986, Book No 216 on Page 339 in my office.



Witness my hand and seal of office, this the JUN 11 1986 of 19.

BILLY V. COOPER, Clerk

By [Signature], D.C.



THIS INSTRUMENT PREPARED BY  
R. E. Swindoll, Sr.  
4010 Robinson Rd  
Jackson, Ms. 39209

THE STATE OF MISSISSIPPI BOOK 216 PAGE 341  
County of MADISON

05103 INDEXED

IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), CASH IN HAND PAID AND OTHER  
GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF ALL OF WHICH IS  
HEREBY ACKNOWLEDGED, THE UNDERSIGNED OLLIE MAE PICKETT, 2739-MAXWELL AVENUE,  
OAKLAND, CALIFORNIA, 94619, MARRIED - NOT HOMESTEAD, DO HEREBY SELL.

Convey and warrant to MELVIN McDONALD, ROUTE 3, BOX 314 R, JACKSON, MISSISSIPPI, 39213

the land described as COMMENCE AT A CONCRETE RIGHT-OF-WAY MARKER AT THE NE CORNER OF THE  
NE 1/4 OF THE SE 1/4 OF SECTION 2, T7N, R1E, MADISON COUNTY, MISSISSIPPI, AT THE  
INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI HIGHWAY NO. 463 AND  
THE WEST RIGHT-OF-WAY LINE OF A GRAVEL PUBLIC ROAD AND FROM SAID POINT RUN THENCE  
SOUTH ALONG SAID GRAVEL ROAD A DISTANCE OF 711.0 FEET, TO THE POINT OF BEGINNING;  
THENCE N81° 30'W, 294.0 FEET ALONG A FENCE LINE; THENCE SOUTH, 148.0 FEET;  
THENCE S81° 30'E, 294.0 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID  
GRAVEL ROAD: THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 148.0 FEET  
TO THE POINT OF BEGINNING. THE PROPERTY DESCRIBED HEREIN IS SITUATED IN THE  
NE 1/4 OF THE SE 1/4 of SECTION 2, T7N, R1E, MADISON COUNTY, MISSISSIPPI, AND  
CONTAINS ONE ACRE, MORE OR LESS.

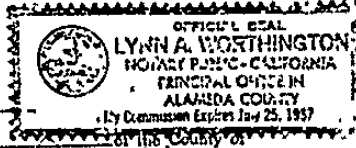
RETURN TO:  
JIM WALTER HOMES, INC.  
P. O. BOX 22601  
TAMPA, FLORIDA 33622

situated in the County of Madison, in the State of Mississippi

Witness signature the 19th day of April A. D., 1986

WITNESS:

Ollie Mae Pickett  
OLLIE MAE PICKETT



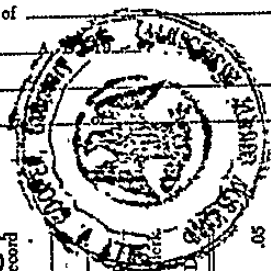
THE STATE OF California MISSISSIPPI, COUNTY OF Alameda  
Personally appeared before me, Lynn A. Worthington  
in said State, the within named OLLIE MAE PICKETT  
and \_\_\_\_\_ wife of said \_\_\_\_\_

\_\_\_\_\_ who acknowledged that She signed and delivered  
the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal at Oakland, California,  
the 19th day of April, A. D. 1986  
Lynn A. Worthington

THE STATE OF MISSISSIPPI, COUNTY OF \_\_\_\_\_  
Personally appeared \_\_\_\_\_ one of the subscribing  
witnesses to the foregoing instrument, who, being first duly sworn, depose and saith that he saw the within named  
\_\_\_\_\_ and  
\_\_\_\_\_ wife of said \_\_\_\_\_  
whose name \_\_\_\_\_ subscribed thereto, sign and deliver the same to the said \_\_\_\_\_  
\_\_\_\_\_ that he, this affiant, subscribed his name as a witness hereto, in the presence  
of the said \_\_\_\_\_

\_\_\_\_\_ Affiant.  
SWORN TO and subscribed before me, at the \_\_\_\_\_ of \_\_\_\_\_, Mississippi,  
this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ County, Miss.



WARRANTY DEED  
Filed for record \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ Clerk  
THE STATE OF MISSISSIPPI,  
Richardson County,  
Billy Wagner  
Clerk of the Chancery Court of said county, hereby  
certify that the within instrument of writing was filed  
in my office for record at 9:00  
on the 2 day of June, A. D. 1986  
and that the same was this day recorded in Deed Record  
216 on page 341  
Witness my hand and official seal, this  
day of JUN 11 1986 A. D. 19\_\_\_\_  
Billy Wagner  
Clerk

FEES

Filing	\$.05
Indexing	\$.05
Recording	_____ words
Certificate	\$.50
Total	\$ _____

Printed and for sale by  
HEIDEMAN BROS., Jackson, Miss.  
Form 312

*Handwritten initials/signature*

INSTRUMENT PREPARED BY  
R. E. Swindoll, Sr.  
4010 Robinson Rd.  
Jackson, Ms. 39209

*Jims*  
THE STATE OF MISSISSIPPI BOOK 216 PAGE 343

County of MADISON

05103 INDEXED

IN CONSIDERATION OF THE SUM OF TEN 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, DOROTHY WILKINS, 4922 CASTLEHILL DRIVE, CIBALO, TEXAS,  
78108, MARRIED - NOT HOMESTEAD, DO HEREBY SELL.

Convey and warrant to MELVIN McDONALD, ROUTE 3, BOX 314 R, JACKSON, MIS-  
SISSIPPI, 39213.

the land described as COMMENCE AT A CONCRETE RIGHT-OF-WAY MARKER AT THE NE CORNER OF THE  
NE 1/4 OF THE SE 1/4 OF SECTION 2, T7N. R1E, MADISON COUNTY, MISSISSIPPI, AT THE  
INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI HIGHWAY NO. 463 AND  
THE WEST RIGHT-OF-WAY LINE OF A GRAVEL PUBLIC ROAD AND FROM SAID POINT RUN THENCE  
SOUTH ALONG SAID GRAVEL ROAD A DISTANCE OF 711.0 FEET, TO THE POINT OF BEGINNING;  
THENCE N81° 30'W, 294.0 FEET ALONG A FENCE LINE; THENCE SOUTH, 148.0 FEET;  
THENCE S81° 30'E, 294.0 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID  
GRAVEL ROAD; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 148.0 FEET  
TO THE POINT OF BEGINNING. THE PROPERTY DESCRIBED HEREIN IS SITUATED IN THE  
NE 1/4 OF THE SE 1/4 OF SECTION 2, T7N, R1E, MADISON COUNTY, MISSISSIPPI, AND  
CONTAINS ONE ACRE, MORE OR LESS.

RETURN TO:  
JIM WALTER HOMES, INC.  
P. O. BOX 22601  
TAMPA, FLORIDA 33622

situated in the County of Madison, in the State of Mississippi.

Witness signature the 1st day of April A. D. 1986

WITNESS:

*Dorothy Wilkins*  
DOROTHY WILKINS



*J. C. McDonald*  
*Melvin McDonald*, BOOK 216 PAGE 345

THIS INSTRUMENT PREPARED BY

J. C. McDonald  
Rt. 1 Box 406  
Madison, MS 39110

STATE OF MISSISSIPPI  
COUNTY OF MADISON

05110

AFFIDAVIT

INDEXED

Personally appeared before me the undersigned authority in and for said county and state J. C. MCDONALD, who having been first duly sworn states on oath that WILLIE HOLMES while a resident of MADISON County, Mississippi, died intestate on 3/8/77 and the he/she left as his/hers sole and only heirs the following named persons:

- Dorothy Wilkins      Willie Holmes
- Ollie Mac Pickett      Eddie Mac Holmes
- Lela Holmes      Ruth Graer
- Walter Leo Homes      Mamie Holmes Bennett

*Billy J. Green*  
Witness

*J. C. McDonald*  
Affiant

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, BILLY J. GREEN, one of the subscribing witnesses to the foregoing instrument, who, being first duly sworn deposes and saith that he saw the within names J. C. MCDONALD and WILLIE HOLMES husband and wife, whose names are subscribed thereto, that he, this affiant subscribed his name as a witness thereto in the presence of the said J. C. MCDONALD and WILLIE HOLMES husband and wife.

Given under my hand and official seal, this the 11th day of April 1986.

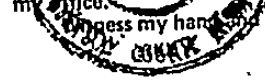
RETURN TO:  
JIM WALTER HOMES, INC.  
P. O. BOX 22601  
TAMPA, FLORIDA 33622

*Helda J. May*  
*My Comm. Exp. 10-28-88*

STATE OF MISSISSIPPI, County of Madison:

*Billy V. Cooper*, Clerk of the Chancery Court of Said County, certify that the within instrument was filed in my office this 5 day of June, 1986, at 9:00 clock A M, and was duly recorded on the 5 day of JUN 11 1986, 19....., Book No. 216 on Page 345 in my office.

I possess my hand and seal of office, this the ..... of ..... 19.....  
JUN 11 1986



BILLY V. COOPER, Clerk  
By *B. V. Cooper* D.C.

WARRANTY DEED

0511½

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned IDA MAE STOKES, whose mailing address is 539 Stokes Road, Ridgeland, Mississippi 39157, does hereby sell, convey and warrant unto GARFIELD STOKES, JR., in fee simple, the following land and property located and situated in Ridgeland, County State of Mississippi, and being more particularly described as follows, to-wit:

INDEXED

RE: Commencing at the Southeast corner of the SW¼ of SE¼ of Section 18, T. 7 N. - R. 2 E., City of Ridgeland, Mississippi, run thence, West for 485.3 feet along South line Section 18, thence North for 803.3 feet to the Southeast corner of Sallie Louise Wilson 3.04 acre tract and point of beginning;

Thence, North for 420 feet along the East line of the Sallie Louise Wilson tract; Thence, continue North for 50.0 feet; Thence, East for 215.0 feet; Thence, South for 470.0 feet; Thence, West for 215.0 feet to the point of beginning.

The above described tract lies and is situated in the SW¼ of the SE¼ of Section 18, T. 7 N. - R. 2 E., City of Ridgeland, Madison County, Mississippi, and contains 2.32 acres.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then Grantor agrees to pay to said Grantee or his assigns any deficit on an actual proration.

THIS CONVEYANCE is subject to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

WITNESS the respective hand and signature of the undersigned Grantor hereto affixed on this the \_\_\_ day of June, 1986.

*Ida Mae Stokes*  
\_\_\_\_\_  
IDA MAE STOKES

STATE OF MISSISSIPPI  
COUNTY OF Madison

WITNESS the respective hand and signature of the undersigned



DESCRIPTION

Commencing at the Southeast corner of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 18, T. 7 N. - R. 2 E., City of Ridgeland, Mississippi, run thence, West for 485.3 feet along South line Section 18, thence North for 803.3 feet to the Southeast corner of Sallie Louise Wilson 3.04 acre tract and point of beginning;

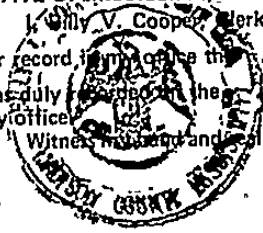
Thence, North for 420 feet along the East line of the Sallie Louise Wilson tract;  
Thence, continue North for 50.0 feet;  
Thence, East for 215.0 feet;  
Thence, South for 470.0 feet;  
Thence, West for 215.0 feet to the point of beginning.

The above described tract lies and is situated in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 18, T. 7 N. - R. 2 E., City of Ridgeland, Madison County, Mississippi, and contains 2.32 acres.



STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, 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 June, 1986, at 10:10 o'clock A.M., and was duly recorded in the ... day of JUN 11 1986, 1986, Book No. 216 on Page 346 in my office.



Witness my hand and seal of office, this the ... of ... 1986.

BILLY V. COOPER, Clerk

By ... [Signature] ... D.C.



I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

*Lottie B. Smith*

the sum of 68.98 DOLLARS (\$ 68.98) being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC	TWP	RANGE	ACRES
1A W/5 Hwy 43 in W 1/2 NW 1/4 1/2 Res BK 135-948	33	9	3E	

Which said land assessed to Eddie B. & Lottie B. Smith and sold on the 17 day of Sept 1986, to Mitchell Kalin for taxes thereon for the year 1983, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 5 day of

June 1986 Billy V. Cooper, Chancery Clerk.  
(SEAL) By N. Wright D.C.

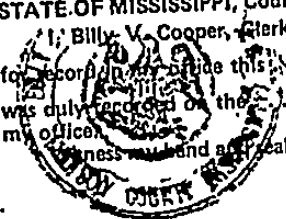
STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 3291
- (2) Interest \$ 263
- (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$ 66
- (4) Tax Collector Advertising --Selling each separate described subdivision as set out on assessment roll. \$ 125  
\$1.00 plus 25cents for each separate described subdivision \$ 450
- (5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$ 25
- (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$ 100
- (7) Tax Collector--For each conveyance of lands sold to individuals \$1.00 \$ 4320
- (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 165
- (9) 5% Damages on TAXES ONLY. (See Item 1)
- (10) 1% Damages per month or fraction on 1983 taxes and costs (Item 8--Taxes and costs only 21 Months) \$ 907
- (11) Fee for recording redemption 25cents each subdivision \$ 25
- (12) Fee for indexing redemption 15cents for each separate subdivision \$ 15
- (13) Fee for executing release on redemption \$ 100
- (14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.) \$ 400
- (15) Fee for issuing Notice to Owner, each \$2.00 \$ 500
- (16) Fee Notice to Lienors @ \$2.50 each \$1.00 \$ 200
- (17) Fee for mailing Notice to Owner \$4.00 \$ -
- (18) Sheriff's fee for executing Notice on Owner if Resident TOTAL \$ 66.32
- (19) 1% on Total for Clerk to Redeem \$ 66
- (20) GRAND TOTAL TO REDEEM from sale covering 1986 taxes and to pay accrued taxes as shown above \$ 6898

Excess bid at tax sale \$ Mitchell Kalin 53.92  
 Clerk fee 13.00  
 Rec fee 200  
 68.98

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in and to be filed this 5 day of June, 1986, at 10:20 o'clock A. M., and was duly recorded on the JUN 11 1986 day of JUN 11 1986, 1986, Book No. 216 on Page 349 in my office at JUN 11 1986 and at my seal of office, this the 5 day of June, 1986.



BILLY V. COOPER, Clerk  
By N. Wright D.C.

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on May 25, 1984, Alvin C. Doyle, et ux, Mary S. Doyle, executed a certain Deed of Trust to Robert G. Barnett, Trustee, for the benefit of Deposit Guaranty Mortgage Company, which Deed of Trust is of record in the Office of the Chancery Clerk of Madison County, Ms., in Book 536 at Page 39; And

WHEREAS, said Deposit Guaranty Mortgage Company has heretofore substituted Charles R. Mayfield, Jr., as Trustee in place and in lieu of Robert G. Barnett, by instrument dated April 25, 1986, as of record in said Chancery Clerk's Office in Book 588 at Page 554; And

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms thereof, Deposit Guaranty Mortgage Company, the legal holder of said indebtedness having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees, and expense of sale; And

WHEREAS, the undersigned Substituted Trustee in accordance with the terms of said Deed of Trust and the laws of Mississippi, did advertise said sale in the Madison County Herald, a newspaper published in Canton, Ms., on the following dates to-wit: May 15, 22, 29, 1986, which is more fully shown by the original proof of publication which is attached hereto as Exhibit "A" and is made a part hereof as if copied in full herein, and by posting on May 15, 1986, a copy of said notice on the Bulletin Board of the Courthouse of Madison County, Ms., at Canton; And

WHEREAS, on the 5th day of June, 1986, at the Main Front Door of the County Courthouse of Madison County, Ms., between the hours of 11:00 A.M. and 4:00 P.M., I, the undersigned Substituted Trustee, did offer for sale at public outcry and did sell to the highest and best bidder for cash the following described land and property situated in Madison County, Ms., to-wit:

Lot 27, Wheatley Place, Part 3, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, recorded in Plat Cabinet B at Slide 37; reference to which is hereby made in aid of and as a part of this description.

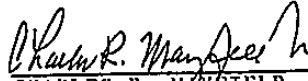
THE UNDERSIGNED SUBSTITUTED TRUSTEE offered the aforesaid property for sale at public outcry as set forth above, and there appeared at said James T. Mahaffey, et al, Elizabeth B. Mahaffey, bidding the sum of \$71,501.00 for all of the above described property, and said property was struck off to James T. Mahaffey, et al, Elizabeth B. Mahaffey for the said amount, and said bidder was declared the purchaser thereof.

NOW, THEREFORE, in consideration of the premises and the sum of \$71,501.00, cash in hand paid, the receipt of which is hereby acknowledged, I do hereby sell and convey unto JAMES T. MAHAFFEY and mother ELIZABETH B. MAHAFFEY, as joint tenants, with full rights of survivorship, and not as tenants in common, all of the above described property, conveying only such title as is vested in me as Substituted Trustee.

05116

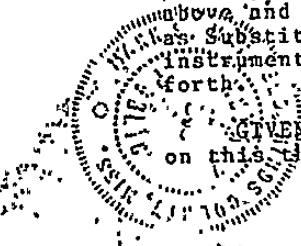
INDEXED

WITNESS my signature this the 5th day of June, 1986.

  
CHARLES R. MAYFIELD, JR.,  
Substituted Trustee

STATE OF MISSISSIPPI, COUNTY OF HINDS:

Personally came and appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named CHARLES R. MAYFIELD, JR., Substituted Trustee, in the above and foregoing instrument who acknowledged to me that he as Substituted Trustee signed and delivered the foregoing instrument for the purposes recited on the date therein set forth.

GIVEN under my hand and the official seal of my office on this the 5th day of June, 1986.

  
NOTARY PUBLIC

My Comm. Expires August 28, 1989

Grantor M/A: P. O. Box 2192, Jackson, Ms. 39205

Grantee M/A: Route #3, Box 320, Jackson, Ms. 39213

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY CAME before me, the undersigned, a notary public in and for MADISON County, Mississippi, the PRINTER of MADISON COUNTY HERALD, a newspaper published in the City of Canton, Madison County, in said state, who, being duly sworn, deposes and says that MADISON COUNTY HERALD is a newspaper as defined and prescribed in Senate Bill No. 203 enacted at the regular session of the Mississippi Legislature of 1948, amending Section 1858, of the Mississippi Code of 1942, and that the publication of notice of which the annexed is a copy, in the matter of

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**  
WHEREAS, on May 25, 1984, Alvin C. Doye, et ux, Mary S. Doye, executed a certain Deed of Trust to Robert G. Barnett, Trustee, for the benefit of Deposit Guaranty Mortgage Company, which Deed of Trust is of record in the Office of the Chancery Clerk of Madison County, MS., in Book 254 at Page 39, And  
WHEREAS, said Deposit Guaranty Mortgage Company has heretofore substituted Charles R. Mayfield, Jr., as Trustee in place and in lieu of Robert G. Barnett, by Instrument dated April 25, 1984, as of record in said Chancery Clerk's Office in Book 584 at Page 534 And  
WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms thereof, Deposit Guaranty Mortgage Company, the legal holder of said indebtedness having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees, and expense of sale;

Said trustee's fee - Doyle

has been in said paper 3 times consecutively, to-wit:  
On the 15 day of May, 1986  
On the 22 day of May, 1986  
On the 29 day of May, 1986  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

SWORN TO and subscribed before me, this

29 day of May, 1986  
Elizabeth M. Wrenn  
Notary

Jamae Anderson

My Commission Expires May 27, 1987

Canton, Miss., May 29, 1986

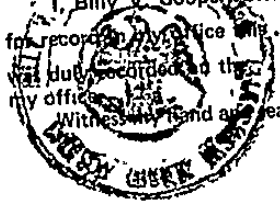
NOW, THEREFORE, I, CHARLES R. MAYFIELD, JR., Substituted Trustee in Madison County, Mississippi, do hereby certify that the within instrument was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded at the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, in Book No. \_\_\_\_\_ on Page \_\_\_\_\_ of said \_\_\_\_\_.

Exhibit "A"

PROOF OF PUBLICATION

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, 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 June, 1986, at 11:15 o'clock A.M. and was duly recorded at the 11 day of JUN, 1986, in Book No. 216 on Page 350 in my office.



Witness my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
By B. V. Cooper D.C.

C

BOOK 216 PAGE 352 SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on October 31, 1983, Jimmy C. Morgan, et ux, Lynne F. Morgan, executed a certain Deed of Trust to Robert G. Barnett, Trustee, for the benefit of Deposit Guaranty Mortgage Company, which Deed of Trust is of record in the Office of the Chancery Clerk of Madison County, Ms., in Book 522 at Page 289; And

WHEREAS, said Deed of Trust was assigned to Mississippi Housing Finance Corporation by instrument dated November 3, 1983, as of record in said Chancery Clerk's Office in Book 522 at Page 524; And

WHEREAS, said Deed of Trust was further assigned to Deposit Guaranty National Bank as Trustee under the Single Family Mortgage Purchase Revenue Bond Resolution, adopted August 20, 1982, by instrument dated April 14, 1986, as of record in said Chancery Clerk's Office in Book 589 at Page 326; And

WHEREAS, said Deposit Guaranty National Bank as Trustee for Mississippi Housing Finance Corporation has heretofore substituted Charles R. Mayfield, Jr., as Trustee, in place and in lieu of Robert G. Barnett by instrument dated April 18, 1986, as of record in said Chancery Clerk's Office in Book 589 at Page 327; And

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Deposit Guaranty National Bank as Trustee for Mississippi Housing Finance Corporation, the legal holder of said indebtedness having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorneys' fees, trustee's fees, and expense of sale; And

WHEREAS, the undersigned Substituted Trustee in accordance with the terms of said Deed of Trust and the laws of Mississippi, did advertise said sale in the Madison County Herald, a newspaper published in Canton, Ms., on the following dates, to-wit: May 15, 22, 29, 1986, which is more fully shown by the original proof of publication which is attached hereto as Exhibit "A" and is made a part hereof as if copied in full herein, and by posting on May 15, 1986, a copy of said notice on the Bulletin Board of the Courthouse of Madison County, Ms., at Canton; And

WHEREAS, on the 5th day of June, 1986, at the Main Front Door of the County Courthouse of Madison County, Ms., between the hours of 11:00 A.M. and 4:00 P.M., I, the undersigned Substituted Trustee, did offer for sale at public outcry and did sell to the highest and best bidder for cash the following described land and property situated in Madison County, Ms., to-wit:

A parcel of land lying and being situated in the SW 1/4 of the SE 1/4 of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows, to-wit:

05117

INDEXED

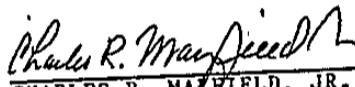
Book 216 Page 353

Commencing at the SE. Corner of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi; thence run Westerly along the North line of Mannsdale Public Road for a distance of 1664.0 feet to the Point of Beginning; thence turn to the right through a deflection angle of 86 degrees 11' and run Northerly for a distance of 170.00 feet; thence turn to the left through a deflection angle of 85 degrees 23' and run Westerly along a line parallel with the North line of Mannsdale Public Road for a distance of 323.39 feet; thence turn to the left through a deflection angle of 94 degrees 37' and run Southerly for a distance of 170.00 feet to a point on the North line of Mannsdale Public Road; thence turn to the left through a deflection angle of 85 degrees 23' and run Easterly along the North line of Mannsdale Public Road for a distance of 323.39 feet to the Point of Beginning.

THE UNDERSIGNED SUBSTITUTED TRUSTEE offered the aforesaid property for sale at public outcry as set forth above, and there appeared at said sale Deposit Guaranty National Bank as Trustee for Mississippi Housing Finance Corporation bidding the sum of of \$36,438.13 for all of the above described property, and said property was struck off to Deposit Guaranty National Bank as Trustee for Mississippi Housing Finance Corporation for said amount, and said bidder was declared the purchaser thereof.

NOW, THEREFORE, in consideration of the premises; and the sum of \$36,438.13, cash in hand paid, the receipt of which is hereby acknowledged, I do hereby sell and convey unto DEPOSIT GUARANTY NATIONAL BANK AS TRUSTEE FOR MISSISSIPPI HOUSING FINANCE CORPORATION, all of the above described property, conveying only such title as is vested in me as Substituted Trustee.


WITNESS my signature this the 5th day of June, 1986.

  
CHARLES R. MAYFIELD, JR.  
Substituted Trustee

STATE OF MISSISSIPPI, COUNTY OF HINDS:

Personally came and appeared before me the undersigned authority in and for the jurisdiction aforesaid the within named CHARLES R. MAYFIELD, JR., Substituted Trustee, in the above and foregoing instrument who acknowledged before me that he as Substituted Trustee signed and delivered the foregoing instrument for the purposes recited on the date therein set forth.

GIVEN under my hand and the official seal of my office on this the 5th day of June, 1986.

  
NOTARY PUBLIC

My Comm. Expires August 28, 1989.

Grantor M/A: P. O. Box 2192, Jackson, Ms. 39205  
Grantee M/A: c/o, Deposit Guaranty Mortgage Company, P. O. Box 1193, Jackson, Ms. 39215-1193

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Book 216 Page 353 1/2

PERSONALLY CAME before me, the undersigned, a notary public in and for MADISON County, Mississippi, the PRINTER of MADISON COUNTY HERALD, a newspaper published in the City of Canton, Madison County, in said state, who, being duly sworn, deposes and says that MADISON COUNTY HERALD is a newspaper as defined and prescribed in Senate Bill No. 203 enacted at the regular session of the Mississippi Legislature of 1948, amending Section 1858, of the Mississippi Code of 1942, and that the publication of notice of which the annexed is a copy, in the matter of

**SUBSTITUTED TRUSTEES' NOTICE OF SALE**  
WHEREAS, on October 31, 1983, Jimmy C. Morgan, et ux, Lynne F. Morgan, executed a certain Deed of Trust to Robert G. Barnett, Trustee, for the benefit of Deposit Guaranty National Bank, which Deed of Trust is of record in the Office of the Chancery Clerk of Madison County, Miss. in Book 372 at Page 289, And

WHEREAS, said Deed of Trust was assigned to Mississippi Housing Finance Corporation, by instrument dated November 3, 1983, as of record in said Chancery Clerk's Office in Book 372 at Page 324, And

WHEREAS, said Deed of Trust was further assigned to Deposit Guaranty National Bank as Trustee under the Single Family Mortgage Purchase Revenue Bond Resolution, adopted August 20, 1982, by instrument dated April 14, 1984, as of record in said Chancery Clerk's Office in Book 549 at Page 276, And

WHEREAS, said Deposit Guaranty National Bank as Trustee for Mississippi Housing Finance Corporation has heretofore substituted Charles R. Mayfield, Jr., as Trustee in place and in lieu of Robert G. Barnett by instrument dated April 18, 1984, as of record in said Chancery Clerk's Office in Book 549 at Page 371, And

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Deposit Guaranty National Bank as Trustee for Mississippi Housing Finance Corporation, the legal holder of said indebtedness having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's expenses

Sub. Trustee Notice of Sale  
Morgan

has been in said paper 3 times consecutively, to-wit:  
On the 15 day of May, 1986  
On the 22 day of May, 1986  
On the 29 day of May, 1986  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

red before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1986

Elizabeth M. ...  
Notary

James ...

My Commission Expires May 27, 1987

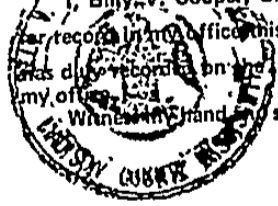
Canton, Miss., May 29, 1986

NOW, THEREFORE, I, Charles R. Mayfield, Jr., Substituted Trustee in said Deed of Trust, will on June 5, 1986, offer for sale at public outcry, and sell within legal hours thereon, in the City of Canton, Madison County, Mississippi, a certain parcel of land, to-wit: A parcel of land lying and being more particularly described as follows: Beginning at the SE corner of Section 17, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows, to-wit: Commencing at the SE corner of Section 17, Township 8 North, Range 2 East, Madison County, Mississippi, thence run West along the North line of Madison Public Road for a distance of 144.00 feet to the Point of Beginning; thence turn to the right through a deflection angle of 24 degrees, 11' 30" northerly for a distance of 170.00 feet to the Point of Beginning; thence run North 01° 35' 00" West for a distance of 212.37 feet; thence turn to the left through a deflection angle of 177° 00' 00" to a point on the North line of Madison Public Road for a distance of 212.37 feet; thence run North 88° 00' 00" West along the North line of Madison Public Road for a distance of 212.37 feet to the Point of Beginning. I will convey only such title as I will convey as Substituted Trustee. WITNESSEY my hand and seal this 15th day of May, 1986. Charles R. Mayfield, Jr., Substituted Trustee. #399 May 15, 27, 29, 1986.

**PROOF OF PUBLICATION**

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this June 11, 1986 day of June, 1986 at 11:15 o'clock P. M., and was also recorded on the June 11, 1986 day of June, 1986 Book No. 216 on Page 357 in my office. Witness my hand and seal of office, this the \_\_\_\_\_ of \_\_\_\_\_, 19\_\_\_\_.



BILLY V. COOPER, Clerk  
By D. Wright, D.C.

BOOK 216 PAGE 354

05122

QUITCLAIM DEED

INDEXED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned Andrew L. Donelson, do by these presents sell, convey and quitclaim unto Jackson Vaughn, Jr. and wife, Leutish Donelson Vaughn, as joint tenants with the right of survivorship and not as tenants in common, all of my right title and interest of every kind in and to the following described land lying and being in the County of Madison, State of Mississippi, to-wit:

A lot or parcel of land described as beginning at the southeast corner of Parcel No. 1 of the Mary Myles Estate Survey according to the plat of said survey on file in the Chancery Clerk's Office in Canton, Mississippi, run thence west along the south line of said Parcel No. 1 for 210 feet, thence run in a northerly direction and parallel to the Jackson-Livingston Road 105 feet to a point, thence run in an easterly direction and parallel to the south line of the said Parcel No. 1 for 210 feet to said road, thence run in a southerly direction along the east line of said road 105 feet to the point of beginning.

WITNESS the signature of the Grantor on this the

4 day of April, 1986.

  
ANDREW L. DONELSON



BOOK 216 PAGE 355

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, ANDREW L. DONELSON, who acknowledged to me, said authority, that he signed, executed and delivered the above and foregoing instrument of writing on the day and year therein mentioned as his voluntary act and deed.

Given under my hand and official seal on this the 4th day of June, 1986.

*Marshall M. Smayda*  
NOTARY PUBLIC

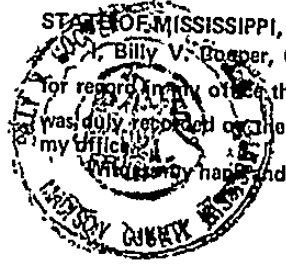
My Commission Expires:  
10-8-89

Grantor's Address:  
Route 3  
Rouser Road  
Jackson, MS. 39213

Grantees' Address:  
Route 7  
Box 107A  
Jackson, MS. 39209



STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office on this 5 day of June, 1986, at 2:47 clock P M., and was duly recorded on the 5 day of JUN. 11 1986; 19....., Book No. 216 on Page 354 in my office. Witness my hand and seal of office, this the JUN 11 1986 of 19.....

BILLY V. COOPER, Clerk

By [Signature] D.C.

INDEXED

STATE OF MISSISSIPPI  
COUNTY OF MADISON

BOOK 216 PAGE 356

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JEFFREY H. WATERS, do hereby sell, convey and warrant unto FRED MANNING and wife, MARY MANNING, as joint tenants with the 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, and more particularly described as follows, to-wit:

Commencing at an iron stake on the East margin of Cameron Street at the Southwest corner of Lot 11 according to the map of the City of Canton, prepared by George and Dunlap, dated 1898, and filed of record in the office of the Chancery Clerk of Madison County, Mississippi, reference to which map is made in aid of and as a part of this description, run thence North along the East margin of Cameron Street, 50 feet to the Northwest corner of the lot conveyed to Fleta Wilson by Warranty Deed dated November 2, 1936, and recorded in Deed Book 10 at page 365, said point being the point of beginning of the property herein described, run thence North along the East margin of Cameron Street, 88 feet to the Southwest corner of the property conveyed to the Asbury Methodist Episcopal Church by Deed dated May 30, 1924, and recorded in Deed Book 3 at page 315, run thence East along the South line of said church property, 200 feet to a point on the East line of Lot 10 according to said George and Dunlap map, run thence South 138 feet to the Southeast corner of said Lot 11, run thence West along the South line of Lot 11, 90 feet to the Southeast corner of said Fleta Wilson lot, run thence North along the East line of said Fleta Wilson lot, 50 feet to the Northeast corner thereof, run thence West along the North line of said Fleta Wilson lot, 110 feet to the point of beginning and being a part of Lots 10 and 11 on the East side of Cameron Street according to said George and Dunlap map prepared in 1898.

The warranty of this conveyance is subject to the following exceptions:

1. City, County and State ad valorem taxes for the year 1986 which are not due and payable until January, 1987 are to be

prorated between the parties as follows: Grantees, 7/12ths and Grantor, 5/12ths.

2. Subject to the zoning and subdivision ordinances of the City of Canton, Mississippi.

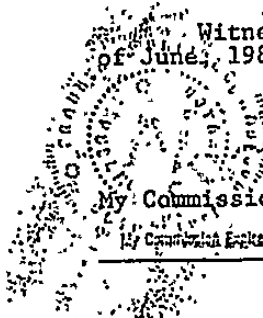
WITNESS MY SIGNATURE, this the 5<sup>th</sup> day of June, 1986.

*Jeffrey H. Waters*  
JEFFREY H. WATERS

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the County and State, the within named JEFFREY H. WATERS, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as and for his act and deed.

Witness my signature and official seal, this the 5<sup>th</sup> day of June, 1986.



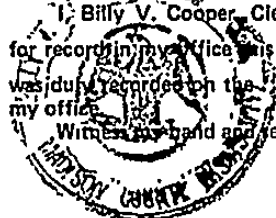
*[Signature]*  
NOTARY PUBLIC

My Commission Expires:

June 2, 1989

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of June, 1986, at 2:15 clock P.M., and was duly recorded on the JUN 11 1986 day of 1986, Book No. 216 on Page 357 in my office.



Witness my hand and seal of office, this the JUN 11 1986 of 1986.

BILLY V. COOPER, Clerk

By *[Signature]*, D.C.

RELEASE FROM DELINQUENT TAX SALE (INDIVIDUAL) DELINQUENT TAX SALE STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED No 7871 05127

Redeemed Under H.B. 547 Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Robert M. Buchanan the sum of Thirty Nine Dollars & 15/100 being the amount necessary to redeem the following described land in said County and State, to-wit:

Table with 5 columns: DESCRIPTION OF LAND, SEC., TWP, RANGE, ACRES. Row 1: 8.3 A Out Hwy Hill Tract in S 1/2 Vac. BK 135-632, SEC. 3, TWP 7, RANGE 2E.

Which said land assessed to Robert M. Buchanan and sold on the 17 day of Sept 1984, to Bradley Williams for taxes thereon for the year 1983, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 5 day of June 1986 Billy V. Cooper, Chancery Clerk.

(SEAL) By [Signature] D.C.

STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 17.63
(2) Interest \$ 1.36
(3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$ .34
(4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll. \$ 1.25
(5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$ 4.50
(6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$ 2.50
(7) Tax Collector--For each conveyance of lands sold to individuals \$1.00 \$ 1.00
(8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 25.73
(9) 5% Damages on TAXES ONLY. (See Item 1) \$ .95
(10) 1% Damages per month or fraction on 1983 taxes and costs (Item 8 -- Taxes and costs only) 21 Months \$ 5.46
(11) Fee for recording redemption 25cents each subdivision \$ .50
(12) Fee for indexing redemption 15cents for each separate subdivision \$ .50
(13) Fee for executing release on redemption \$ 1.00
(14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.) \$ -
(15) Fee for issuing Notice to Owner, each \$2.00 \$ 2.00
(16) Fee Notice to Lienors @ \$2.50 each \$ -
(17) Fee for mailing Notice to Owner \$1.00 \$ 1.00
(18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$ -
TOTAL \$ 36.78
(19) 1% on Total for Clerk to Redeem \$ .37
(20) GRAND TOTAL TO REDEEM from sale covering 1983 taxes and to pay accrued taxes as shown above \$ 37.15

Excess bid at tax sale \$ 39.15
Bradley Williams 31.98
Clerk fee 517
Per Year 200
39.15

STATE OF MISSISSIPPI County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of June, 1986, at 4:20 o'clock P.M., and was duly recorded on the 11 day of JUN 11 1986, 1986, Book No. 216 on Page 358 in my office.

Witness my hand and seal of office, this the 11 day of JUN 11 1986, 1986.

BILLY V. COOPER, Clerk

By [Signature] D.C.

C

BOOK 216 PAGE 359

RELEASE FROM DELINQUENT TAX SALE  
(INDIVIDUAL)  
DELINQUENT TAX SALE  
STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED No  
05323

7872

Redeemed Under H.B. 547  
Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Robert H. Buchanan

the sum of Thirty-five dollars & 72/100 DOLLARS (\$ 35.72)  
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC	TWP	RANGE	ACRES
<u>5.4 tract in w/s SE 1/4</u>				
<u>DB 135-632</u>	<u>3</u>	<u>7</u>	<u>2E</u>	

Which said land assessed to Robert H. Buchanan Jr. and sold on the  
26 day of Aug 1985 to Bradley Wellman for  
taxes thereon for the year 1984, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 5 day of  
June 1986 Billy V. Cooper, Chancery Clerk.

(SEAL) By D. Wright D.C.

STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 20.81
- (2) Interest \$ 1.04
- (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$ .42
- (4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll.  
\$1.00 plus 25cents for each separate described subdivision \$ 1.25
- (5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$ 3.00
- (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$ .25
- (7) Tax Collector--For each conveyance of lands sold to individuals \$1.00 \$ 1.00
- (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 27.77
- (9) 5% Damages on TAXES ONLY. (See Item 1) \$ 1.04
- (10) 1% Damages per month or fraction on 1983 taxes and costs (Item 8 -- Taxes and costs only) 10 Months \$ 2.78
- (11) Fee for recording redemption 25cents each subdivision \$ .50
- (12) Fee for indexing redemption 15cents for each separate subdivision \$ .30
- (13) Fee for executing release on redemption \$ 1.00
- (14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457) \$
- (15) Fee for issuing Notice to Owner, each \$2.00 \$
- (16) Fee Notice to Lienors @ \$2.50 each \$
- (17) Fee for mailing Notice to Owner \$1.00 \$
- (18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$
- TOTAL \$ 33.39
- (19) 1% on Total for Clerk to Redeem \$ .33
- (20) GRAND TOTAL TO REDEEM from sale covering 1984 taxes and to pay accrued taxes as shown above \$ 33.72

Excess bid at tax sale \$ 35.72  
Bradley Wellman 31.59  
Clerk fee 2.13  
Rec fee 2.00  
35.72

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
in my office on this 5 day of June, 1986, at 4:20 o'clock P. M., and  
was duly recorded on the JUN 11 1986 day of JUN 11 1986, 1986, Book No 216 on Page 359 in  
my office.

Witness my hand and seal of office, this the JUN 11 1986 day of JUN 11 1986, 1986.

BILLY V. COOPER, Clerk

By D. Wright D.C.

RELEASE FROM DELINQUENT TAX SALE  
(INDIVIDUAL)  
DELINQUENT TAX SALE  
STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED No 7873  
05100

Redeemed Under H.B. 547  
Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Robert H. Buchanan Jr.

the sum of four hundred ten dollars & 13/100 DOLLARS (\$ 410.13)  
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC.	TWP	RANGE	ACRES
<u>7.8 A in NE 1/4 SW 1/4 E 3rd -</u>				
<u>DB 135-632</u>	<u>3</u>	<u>7</u>	<u>2E</u>	

Which said land assessed to Robert H. Buchanan Jr. and sold on the 26 day of Aug 1985 to Greg Merritt for taxes thereon for the year 1984, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 5 day of

June 1986 Billy V. Cooper, Chancery Clerk.  
(SEAL) By J. Wright D.C.

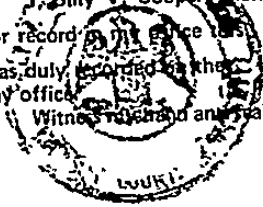
STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 32326
- (2) Interest \$ 1616
- (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$ 647
- (4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll.  
\$1.00 plus 25cents for each separate described subdivision \$ 125
- (5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$ 300
- (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision, Total 25cents each subdivision \$ 25
- (7) Tax Collector--For each conveyance of lands sold to individuals \$1.00 \$ 100
- (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 35139
- (9) 5% Damages on TAXES ONLY. (See Item 1) \$ 1614
- (10) 1% Damages per month or fraction on 1984 taxes and costs (Item 8 -- Taxes and costs only) 10 Months \$ 3514
- (11) Fee for recording redemption 25cents each subdivision \$ 25
- (12) Fee for indexing redemption 15cents for each separate subdivision \$ 15
- (13) Fee for executing release on redemption \$ 100
- (14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.) \$
- (15) Fee for issuing Notice to Owner, each \$2.00 \$
- (16) Fee Notice to Lienors @ \$2.50 each \$
- (17) Fee for mailing Notice to Owner \$1.00 \$
- (18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$
- TOTAL \$ 40409
- (19) 1% on Total for Clerk to Redeem \$ 404
- (20) GRAND TOTAL TO REDEEM from sale covering 1984 taxes and to pay accrued taxes as shown above \$ 40813

Excess bid at tax sale \$ \_\_\_\_\_  
Greg Merritt 402.69  
Clerk fee 544  
Rec fee 200  
410.13

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, 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 June, 1986, at 4:20 o'clock P. M., and was duly recorded in the \_\_\_\_\_ day of JUN. 11, 1986, 19\_\_\_\_, Book No 216 on Page 360 in my office.



Witness my hand and seal of office, this the \_\_\_\_\_ of JUN. 11, 1986, 19\_\_\_\_.  
BILLY V. COOPER, Clerk  
By J. Wright D.C.

RELEASE FROM DELINQUENT TAX SALE (INDIVIDUAL) DELINQUENT TAX SALE STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED No 7874

65130

Recorded Under H.B. 987 Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

the sum of Two hundred ninety six dollars and 14/100 DOLLARS (\$296.14) being the amount necessary to redeem the following described land in said County and State, to-wit:

Table with columns: DESCRIPTION OF LAND, SEC, TWP, RANGE, ACRES. Row 1: Stonegate Pt 2 Lot 56 DB 167-165, SEC 9, TWP 7, RANGE 2E.

Which said land assessed to Ford, Larry M & Sharon D and sold on the 26 day of Aug 1985 to Bradley Williams for taxes thereon for the year 1984, do hereby release said land from all claim or title of said purchaser on account of said sale

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 5 day of June 1986 Billy V. Cooper, Chancery Clerk. By N. Wright, D.C.

STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$231.28
(2) Interest \$11.56
(3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$4.63
(4) Tax Collector Advertising ... Selling each separate described subdivision as set out on assessment roll: \$1.25
\$1.00 plus 25cents for each separate described subdivision \$3.00
(5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$2.50
(6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$2.50
(7) Tax Collector--For each conveyance of lands sold to individuals \$1.00 \$1.00
(8) TOTAL TAXES AND COSTS AFTER SALE, BY TAX COLLECTOR \$252.97
(9) 5% Damages on TAXES ONLY. (See Item 1) \$12.65
(10) 1% Damages per month or fraction on 1984 taxes and costs (Item 8)--Taxes and costs only 10 Months \$25.30
(11) Fee for recording redemption 25cents each subdivision \$2.50
(12) Fee for indexing redemption 15cents for each separate subdivision \$1.50
(13) Fee for executing release on redemption \$1.00
(14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.) \$
(15) Fee for issuing Notice to Owner, each \$2.00 \$
(16) Fee Notice to Lienors @ \$2.50 each \$
(17) Fee for mailing Notice to Owner \$1.00 \$
(18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$
TOTAL \$291.23
(19) 1% on Total for Clerk to Redeem \$2.91
(20) GRAND TOTAL TO REDEEM from sale covering 1984 taxes and to pay accrued taxes as shown above \$294.14

Excess bid at tax sale \$ Bradley Williams 289.83
Check fee 4.31
Res fee 3.00
296.14

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of June 1986, at 4:40 o'clock P.M., and was duly recorded on the 11 day of JUN. 11, 1986, Book No. 216 on Page 361, in



Witness my hand and seal of office, this the 11 day of JUN. 11, 1986, 1986. BILLY V. COOPER, Clerk. By N. Wright, D.C.

05-1-23  
INDEXED

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 which is hereby acknowledged, WE, GASPER J. GIOE and MARY M. GIOE, do hereby sell, convey and warrant unto CHERYL L. REMSEN, a single person and KAMELA L. REMSEN, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in Madison County, State of Mississippi, and more particularly described as follows, to-wit:

The following described lot is a portion of Lot 148 of Village Square Subdivision, Part 1, Madison County, Mississippi in Plat Cabinet B at Slot 38, and henceforth to be known as Lot 148-"B", being more particularly described as follows:

Beginning at an iron pin on the North line of Glastonbury Circle marking the SW corner of Lot 147 of Village Square, Part 1, the same being the SE corner of Lot 148 of Village Square, Part 1 and run N 01 degrees 42' E-103.38 feet to an iron pin marking the NW corner of Lot 147 of Village Square, Part 1 and the NE corner of Lot 148 of Village Square, Part 1, on the South line of Lot 161 of Village Square, Part 1; thence run N 78 degrees 36' W - 35.60 feet along the South line of Lot 161 of Village Square, Part 1 to a point; thence run S 1 degree 42' W 105.0 feet to a point on the North line of Glastonbury Circle; thence run S 80 degrees 18' E along the North line of Glastonbury Circle, 35.04 feet to the Point of Beginning.

THERE IS EXCEPTED from the warranty of this conveyance all building restrictions, protective covenants, mineral reservations and conveyances and easements of record affecting said property.

IT IS UNDERSTOOD AND AGREED that taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to the grantees any deficit on an actual proration and, likewise, the grantees agree to pay to grantors any amount over paid by them.

WITNESS OUR SIGNATURES this the 4th day of June, 1986.

*Gasper J. Gioe*  
GASPER J. GIOE  
*Mary M. Gioe*  
MARY M. GIOE

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction the within named, Gasper J. Gioe and Mary M. Gioe who acknowledged that they signed the foregoing instrument on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of June, 1986.

*Wendell W. Agee*  
Notary Public

My Commission Expires August 29, 1993  
My Commission Expires:

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 4th day of June, 1986, at 9:00 o'clock A.M., and was duly recorded on the JUN 11 1986 day of JUN 11 1986, 1986, Book No 216 on Page 362 in my office.

Witness my hand and seal of office, this the JUN 1 1986 of 1986, 1986.

BILLY V. COOPER, Clerk

By W. W. Agee, D.C.



INDEXED 05117

GRANTOR'S ADDRESS

Jackson, Miss

GRANTEE'S ADDRESS

119 Olive Oak Drive Madison, MS 39110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, JOHN D. PEET BUILDERS AND SUPPLIERS, INC., a corporation, does hereby sell, convey and warrant unto JAMES M. DACUS and wife, CYNTHIA. D. DACUS as joint tenants with full rights of survivorship and not as tenants in common the following described land and property lying and being situated in Madison County, Mississippi, to-wit:

Lot 83 of POST OAK PLACE, III-A, a subdivision according to the map or plat thereof on file and record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B at Slide 78, reference to which map or plat is hereby made in aid of and as a part of this description.

There is excepted from the warranty of this conveyance all building restrictions, protective covenants, mineral reservations and conveyances, and easements of record affecting said property.

It is understood and agreed that taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay the grantees any deficit on an actual proration and, likewise, the grantees agree to pay to the grantors any amount overpaid by them.

WITNESS THE SIGNATURE AND SEAL OF GRANTOR, this the 3rd day of June, 1986.

JOHN D. PEET BUILDERS AND SUPPLIERS, INC.

BY: John D. Peet  
JOHN D. PEET, President

STATE OF MISSISSIPPI  
COUNTY OF HINDS

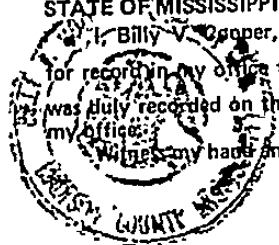
Personally came and appeared before me the undersigned authority duly authorized by law to take acknowledgements in and for said County and State, the within named John D. Peet, who acknowledged that he is President of John D. Peet Builders and Suppliers, Inc., a corporation, and that for and on behalf of said corporation and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, he being duly authorized so to do by said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 3rd day of June, 1986.

NOTARY PUBLIC

Commission Expires: 5/16/89

STATE OF MISSISSIPPI, County of Madison:



I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this ... day of ... June ... 19. At 9:00 o'clock ... M., and was duly recorded on the ... day of ... JUN. 11 1986 ... 19. ... Book No. 216 on Page 363 in my office. Witness my hand and seal of office, this the ... of JUN 11 1986, 19. ...

BILLY V. COOPER, Clerk

By: J. W. ... D.C.

C

WARRANTY DEED

05119

INDEXED

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 of all of which is hereby acknowledged, JAMES R. HENRY and NITA S. HENRY, 5558 Marblehead Drive, Jackson, Ms. 39211 - - - do hereby sell, convey and warrant unto JERRY WAYNE BUTLER and JOYCE WHITE BUTLER, as joint tenants with full rights of survivorship, and not as tenants in common, the following described land and property situated in MADISON COUNTY, MISSISSIPPI, to-wit:

Lot 35 COUNTRY CLUB WOODS SUBDIVISION, PART 4, according to the map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Ms. as now recorded in Plat Book 6 at Page 12.

Ad valorem taxes for the year 1986 are prorated and assumed by the Grantees herein.

Excepted from the warranty hereof are all restrictive covenants, easements, rights of way and mineral reservations of record affecting said property.

WITNESS our signatures, this the 3rd day of June, 1986.

*James R. Henry*  
James R. Henry

*Nita S. Henry*  
Nita S. Henry

STATE OF MISSISSIPPI,  
COUNTY OF HINDS::::

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JAMES R. HENRY and NITA S. HENRY, who acknowledged to me that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and seal, this the 3rd day of June, 1986.

*Deirdra G. Rankin*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: *August 6, 1988*

GRANTEES' ADDRESS:  
722 Green Forest Road  
Jackson, Ms. 39211

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this *June* day of *June*, 19*86*, at *9:00* o'clock *a*. M., and was duly recorded on the *JUN 11 1986* day of *JUN 11 1986*, 19*86*, Book No. *216* on Page *364* in my office.

Witness my hand and seal of office, this the ..... of ..... 19.....

BILLY V. COOPER, Clerk

By *D. Wright* ..... D.C.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, First Mark Homes, Inc., a Mississippi Corporation acting by and through its duly authorized officer, does hereby sell, convey and warrant unto C. Hunter Simmons, a single person, the following described land and property lying and being situated in Madison County, State of Mississippi, to-wit:

Lot One Hundred Eleven (111), POST OAK PLACE, III-B, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B, Slot 80 reference to which is here made in aid of and as a part of this description.

THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, rights-of-way, easements and mineral reservations of record.

Ad valorem taxes for the year 1986 are to prorated between the Grantor and the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 4th day of June, 1986.

*Thomas M. Harkins, Jr.*  
First Mark Homes, Inc., a Mississippi

Corporation  
STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Thomas M. Harkins, Jr. who acknowledged to me that he is the President of First Mark Homes, Inc., a Mississippi Corporation, and that he, as such President, signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as the act and deed of said corporation, he having been first duly authorized so to do.

GIVEN under my hand and official seal of office, this the 4th day of June, 1986.

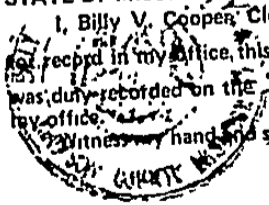
*Eleanor J. Upton*  
NOTARY PUBLIC

My Commission Expires:

*11/1/87*

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office, this 6 day of June, 1986, at 9:00 o'clock P.M. and was duly recorded on the 11 day of June, 1986, Book No. 216 on Page 365. In witness my hand and seal of office, this the 11 day of June, 1986.



BILLY V. COOPER, Clerk

By *B. Wright* D.C.

ASSUMPTION WARRANTY DEED

"INDEXED"

0516

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, WILLIAM WAYNE WARREN and wife, ORINETTE A. WARREN, do hereby sell, convey and warrant unto WILLIAM WAYNE WARREN, JR. and wife, JACQUELINE ELLENS WARREN, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in Madison County, Mississippi, and more particularly described as follows, to-wit:

Lot 48, Post Oak Place II, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi in Cabinet Slide B68, reference to which map or plat is hereby made in aid of and as a part of this description.

As part of the consideration above-mentioned, the Grantees herein agree to assume that certain indebtedness held by Troy & Nichols, Inc. and secured by a Deed of Trust executed in favor of Troy & Nichols, Inc. with Pyle, Harris, Dreher, Mills & Woods as Trustee, which Deed of Trust is on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Deed of Trust Book 212 beginning at Page 249, with Grantees herein assuming the June, 1986, installment payment due and payable on June 1, 1986, assuming all monthly installment payments thereafter as amortized under said loan assumed, and receiving transfer of the mortgagee's escrow accounts with regard to the above-referenced secured indebtedness.

It is agreed and understood that Grantees assume all ad valorem taxes hereafter assessed against said real estate and improvements.

The Grantees obligate themselves to pay any and all transfer fees to the existing mortgage holder.

This conveyance is subject to all recorded building and subdivision restrictions and covenants, rights of way, easements or mineral reservations applicable to the property described herein.

BOOK 216 PAGE 367

WITNESS OUR SIGNATURES and execution hereof on this, the 4th day of June, 1986.

*William Wayne Warren*  
WILLIAM WAYNE WARREN

*Orinette A. Warren*  
ORINETTE A. WARREN

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, WILLIAM WAYNE WARREN and ORINETTE A. WARREN, husband and wife, who each acknowledged before me that they signed, executed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned.

WITNESS MY SIGNATURE and official seal of office this, the 4th day of June, 1986.

*Bartlett B. Bullock*  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires Nov. 24, 1988

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 11th day of June, 1986, at 9:00 o'clock A. M., and was duly recorded on the 11th day of June, 1986, Book No. 216 on Page 366 of my office. Witness my hand and seal of office, this the 11th day of June, 1986.  
BILLY V. COOPER, Clerk  
By J. Wright D.C.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned WILLIAMSBURG HOMES, INC., a Mississippi Corporation, Grantor, does hereby sell, convey and warrant unto JIMMY C. REA and SAMMIE C. REA, as joint tenants with right of survivorship, Grantees, the following described land and property situated in the County of Madison, State of Mississippi, more particularly described as follows, to-wit:

LOT 120 VILLAGE OF WOODGREEN, PART 2, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B, Slide 44, reference to which is hereby made in aid of and as a part of this description.

This conveyance and Grantor's warranty of title are subject to the following reservations, exceptions, liens and encumbrances:

1. Those certain covenants and restrictions recorded in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Book 476 at Page 597, Book 484 at Page 170, Book 490 at Page 351, Book 496 at Page 627, and Book 504 at Page 274.

2. A Five foot (5') utility easement along the north and east side.

3. A Ten foot (10') utility easement along the street side.

4. Square footage, set back and easement restrictions as set forth on recorded plat are as follows, to-wit:

"No dwelling shall be constructed containing less than 1,500 feet of livable heated or cooled space."

"No structure shall be constructed nearer than 20 feet to the front lot line, 5 feet to the side lines and 15 feet to the rear lot line."

"Ten foot (10') utility easement on the street sides of all lots."

5. Any prior reservations of oil or gas or other minerals in, on or under the subject property as recorded in the office of the Chancery Clerk of Madison County at Canton, Mississippi.

6. Ad valorem taxes for the year 1986 covering the above described property, which said taxes constitute a lien on the property but are not yet due or payable.

Taxes shall be prorated between Grantor and Grantees as of the date of closing.

WITNESS OUR SIGNATURES, this 29<sup>th</sup> day of May, 1986.

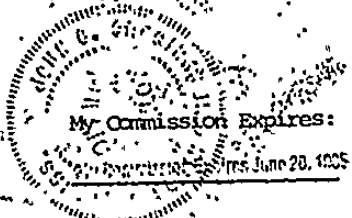
WILLIAMSBURG HOMES, INC.  
A Mississippi Corporation

BY: Brent L. Johnston  
PRESIDENT

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the state and county aforesaid, the within named BRENT L. JOHNSTON, who states that he is President for the above named WILLIAMSBURG HOMES, INC., a Mississippi Corporation, who acknowledged that for and on its behalf he signed, sealed and delivered the foregoing Warranty Deed on the day and year therein mentioned as its act and deed, first having been duly authorized so to do.

GIVEN UNDER MY HAND and official seal of office, this the 29<sup>th</sup> day of May, 1986.



Brent L. Johnston  
NOTARY PUBLIC

GRANTOR'S ADDRESS:  
P. O. Box 12618  
Jackson, MS 39211

GRANTEES' ADDRESS:  
Box 540  
Ridgeland, MS 39157

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 10<sup>th</sup> day of June, 1986, at 9:00 o'clock A.M., and was duly recorded on the 11<sup>th</sup> day of JUN 11 1986, 1986, Book No. 216 on Page 368 in my office.

Witness my hand and seal of office, this the 11<sup>th</sup> day of JUN 11 1986, 1986.

BILLY V. COOPER, Clerk

By B. V. Cooper D.C.

BOOK 216 PAGE 370  
 RELEASE FROM DELINQUENT TAX SALE  
 (INDIVIDUAL)  
 DELINQUENT TAX SALE  
 STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED No

05168  
 7875

Redeemed Under H.B. 557  
 Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Phillip Nelson  
 the sum of Six Hundred eleven dollars & 16/100 DOLLARS (\$ 611.66)  
 being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC.	TWP	RANGE	ACRES
3.25 A tract out Lot 1 & 2 BLP 1A				
Baldwin farm in S/E NE 1/4				
W of Hwy 51 1/2 Bldg.				
19-7-2 E 181-317		Ridgeland		

Which said land assessed to H.W. Dennis & Phillip Nelson and sold on the  
17 day of Sept 1984 to Bradley Williams for  
 taxes thereon for the year 1983 do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 6 day of  
June 1986 Billy V. Cooper, Chancery Clerk.

(SEAL) By N. Wright D.C.

STATEMENT OF TAXES AND CHARGES

(1) State and County Tax Sold for (Exclusive of damages, penalties, fees)	\$	429.66
(2) Interest	\$	34.37
(3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932)	\$	9.59
(4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll. \$1.00 plus 25cents for each separate described subdivision	\$	12.50
(5) Printer's Fee for Advertising each separate subdivision \$1.00 each	\$	4.50
(6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision	\$	2.50
(7) Tax Collector--For each conveyance of lands sold to individuals \$1.00	\$	1.00
(8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR	\$	479.62
(9) 5% Damages on TAXES ONLY. (See Item 1)	\$	21.48
(10) 1% Damages per month or fraction on 19 <u>83</u> taxes and costs (Item 8 -- Taxes and costs only) <u>21</u> Months	\$	100.72
(11) Fee for recording redemption 25cents each subdivision	\$	5.00
(12) Fee for indexing redemption 15cents for each separate subdivision	\$	3.00
(13) Fee for executing release on redemption	\$	1.00
(14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.)	\$	
(15) Fee for issuing Notice to Owner, each \$2.00	\$	
(16) Fee Notice to Lienors @ \$2.50 each	\$	
(17) Fee for mailing Notice to Owner \$1.00	\$	
(18) Sheriff's fee for executing Notice on Owner if Resident \$4.00	\$	
TOTAL	\$	603.62
(19) 1% on Total for Clerk to Redeem	\$	6.04
(20) GRAND TOTAL TO REDEEM from sale covering 19 <u>83</u> taxes and to pay accrued taxes as shown above	\$	609.66

Excess bid at tax sale \$ 2.00  
611.66  
Bradley Williams 601.82  
Chancery fee 7.84  
Pub fee 200  
611.66

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
 for record in my office this 6 day of June, 1986, at 9:45 o'clock A. M., and  
 was duly recorded on this 11 day of JUN 11 1986, 1986, Book No. 216 on Page 370 in  
 my office. Witness my hand and seal of office, this the 11 day of JUN 11 1986, 1986.

BILLY V. COOPER, Clerk

By N. Wright, D.C.



No 567

BOOK 216 PAGE 371

Release From Delinquent Tax Sale (STATE)

INDEXED 05163

Redeemed Under H. B. 567 Approved April 2, 1932

STATE OF MISSISSIPPI, COUNTY OF MADISON

I, Billy V. Cooper, the undersigned, Chancery Clerk, in and for the County and State aforesaid, having this day received from

Philip Nelson the sum of Five Hundred Eighty-Two Dollars (\$582.73) being the amount necessary to redeem the following described land in said County and State, to wit:

DESCRIPTION OF LAND	SEC.	TWP.	RANGE	ACRES
Bldg on Lots 1 & 2 S1KA Baldwin Park				
W of Hwy 51 - Fish House -				
Sec 19 - 7-2 DB 181-317		Ridgeland		

Which said land assessed to Dennis H. W. Hawkins & Nelson and sold on the 17 day of Sept 1983, to State of MS for taxes thereon for the year 1983, do hereby release, said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 6 day of June 1986

(SEAL) By W. A. Sims, Chancery Clerk

STATEMENT OF TAXES AND CHARGES

(1) State and County Tax Sold for (Exclusive of damages, penalties, fees)	\$ 409.20
(2) Tax Collector's 2% Damages (House Bill No 14, Session 1932)	\$ 32.74
Tax Collector—For each conveyance of lands sold to individuals \$1.00	\$ 8.18
(3) Tax Collector Advertising—Selling each separate subdivision 25c each	\$ 1.25
(4) Printer's Fee for Advertising each separate subdivision \$1.00 each	\$ 4.50
(5) Clerk's Fee for recording subdivision on list reported by Tax Collector 10c each separate subdivision;	
Indexing same 15c each separate subdivision Total each subdivision 25c	\$ 25
(6) Interest	\$ 1.00
(7) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR	\$ 457.12
(8) 5% Damages on TAXES ONLY. (See Item 1)	\$ 20.46
(9) 1% Damages per month or fraction on 1983 taxes and costs (Item 7)—Taxes and costs only 21 Months	\$ 96.00
(10) Fee for recording redemption 25c each subdivision	\$ 1.25
(11) Fee for indexing redemption 15c for each separate subdivision	\$ 1.50
(12) Fee for executing release on redemption	\$ 1.00
(13) Fee for two certificates State Auditor and Tax Collector (where sold to STATE only) \$1.00	\$ 2.00
(14) Fee for issuing Notice to Owner, each .75	\$ 1.50
(15) Fee Notice to Lienors @ \$2.50 each	\$ 5.00
(16) Fee for mailing Notice to Owner if Non-Resident .50	\$ 1.00
(17) Sheriff's fee for executing Notice on Owner if Resident 1.50	\$ 3.00
(18) Mileage for Sheriff @ 10c per mile each way in serving of process .50	\$ 1.00
Sheriff's fee for entering and returning Notice .50	\$ 1.00
TOTAL	\$ 574.98
(19) 1% on Total for Clerk to Redeem	\$ 5.75
(20) GRAND TOTAL TO REDEEM from sale covering 1983 taxes and to pay accrued, taxes, as shown above	\$ 580.73
Excess bld at tax sale \$	2.00
	582.73
State	573.58
Chk fee	7.15
Rec fee	2.00
	582.73

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6 day of June 1986, at 9:05 o'clock A.M., and was duly recorded on the 11 day of June 1986, Book No 216 on Page 371, in my office.

Witness my hand and seal of office, this the 11 day of June 1986, BILLY V. COOPER, Clerk By W. A. Sims, D.C.

FLEET FINANCE, INC.  
P. O. Box 8579  
Jackson, MS 39204

TO

Sidney A. Smith  
P. O. Box 569  
Ridgeland, MS 39158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Fleet Finance, Inc., does hereby sell, convey, and warrant unto Sidney A. Smith, the following described property lying and situated in Madison County, Mississippi, and more particularly described as follows:

Lot 14 and a strip 5 feet in width off the South side of Lot 15, Waldrom Subdivision, Part II, said subdivision being recorded in Plat Book 4, Page 21, in the Chancery Clerk's office of Madison County, Mississippi.

There is excepted from this warranty all prior reservations of all oil, gas, and mineral rights, any and all protective covenants of record, all existing utility and drainage easements of record.

IN WITNESS WHEREOF, Fleet Finance, Inc., has caused this instrument to be executed on this the 31<sup>st</sup> day of June, 1986.

FLEET FINANCE, INC.

BY: Judy D. Burns  
JUDY D. BURNS  
ACTING BRANCH PRESIDENT

STATE OF MISSISSIPPI  
COUNTY OF HINDS

THIS DAY personally appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named Judy D. Burns, who as Acting Branch President of Fleet Finance, Inc., and for on its behalf, after first being duly authorized to do so, acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this 31<sup>st</sup> day of June, 1986.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

7/14/90

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6 day of June, 1986, at 9:00 o'clock a.M., and was duly recorded on the JUN 11 1986 day of JUN 11 1986, 1986, Book No 216 on Page 372 in my office.

Witness my hand and seal of office, this the JUN 11 1986 of 1986.

BILLY V. COOPER, Clerk

By [Signature] D.C.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid; and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned WOODDALE, LTD., a Mississippi Limited Partnership, does hereby sell, convey and warrant to, REV. DEREK YOUNGBLOOD and wife, TERESA YOUNGBLOOD, as joint tenants with full rights of survivorship, and not as tenants in common, the following described land and property lying and being situated in Madison County, State of Mississippi, more particularly described as follows, to-wit:

Lot 20, SPRING BROOK FARMS, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B, Slide 76, reference to which is hereby made in aid of and as a part of this description.

IT IS EXPRESSLY understood and agreed by the Grantor and the Grantees herein that the Grantor shall continue to pay as and when due and owing all of the sums and monies, payments, and other obligations presently due and owing or to hereafter to become due and owing pursuant to the terms, conditions and covenants set forth in that certain Land Deed of Trust of record in the office of the Chancery Clerk of Madison County, Mississippi, of record in Book 541 at Page 418, and all subsequent assignments thereof; which Deed of Trust was originally executed by Grantor to Depositors Federal Savings, Beneficiary, and filed for record on August 13, 1984, securing the principal sum of \$750,000.00, which said Deed of Trust constitutes a lien on the land and property herein conveyed until such time as the indebtedness secured thereby is paid in full by Grantor herein.

GRANTOR HEREIN hereby covenants with Grantee that upon Grantee's payment to Grantor of the purchase price remaining due and owing on the herein conveyed property, Grantor will secure a release of the herein conveyed property from the lien of the aforesaid Deed of Trust

in favor of Depositors Federal Savings, or its assigns.

IT IS AGREED and understood that the Grantees will pay Grantors their proportionate share of the 1986 ad valorem taxes when the amount of said taxes are actually determined.

THIS CONVEYANCE is subject to prior reservations by predecessors in title of all oil, gas and other minerals in, on or under the above described property of record, if any.

THIS CONVEYANCE is subject to the terms and conditions of those certain Restrictive and Protective Covenants dated March 29, 1985 and filed for record in the office of the Chancery Clerk of Madison County, Mississippi in Book 556 at Page 644.

THIS CONVEYANCE is subject to that certain drainage and utility easement, if any, along the Lot Line(s) of subject property as shown on the recorded plat of the aforesaid subdivision.

WITNESS THE SIGNATURE of the undersigned, this the 4th day of June, 1986.

WOODDALE, LTD.,  
A MISSISSIPPI LIMITED PARTNERSHIP  
BY: MCCOOL, VAN DEVENDER & POOLE, a  
Mississippi General Partnership,  
General Partner  
BY: William J. Van Devender  
WILLIAM J. VAN DEVENDER  
GENERAL PARTNER

BY: James E. Poole, Jr.  
JAMES E. POOLE, JR.  
GENERAL PARTNER

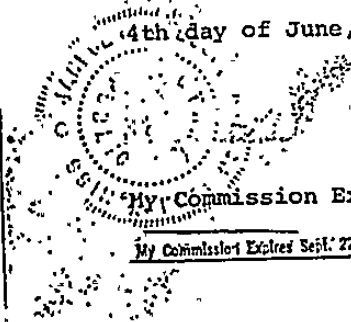
STATE OF MISSISSIPPI . . . )  
COUNTY OF Madison . . . )

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named WILLIAM J. VAN DEVENDER and JAMES E. POOLE, JR., personally known to me to be the General Partners of the within named \_\_\_\_\_ McCool, Van Devender & Poole \_\_\_\_\_, a Mississippi General Partnership, which is the General Partner of the within named WOODDALE, LTD., a Mississippi Limited Partnership, who acknowledged that they signed and delivered the above and foregoing

instrument on the day and for the purposes therein mentioned for and on behalf of said General Partnership and as its own act and deed, while acting as the General Partner of the aforesaid WOODDALE, LTD., they having been first duly authorized so to do.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE this the

4th day of June, 1986.



*James D. Nelson*  
NOTARY PUBLIC

My Commission Expires:

Sept. 22, 1986

GRANTOR'S ADDRESS:

P. O. BOX 5167  
JACKSON, MS. 39216

GRANTEE'S ADDRESS:

26 Dickens Court  
JACKSON, MS. 39206

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6 day of June, 1986, at 9:05 o'clock A.M., and was duly recorded on the JUN-11-1986 day of JUN-11-1986, 19... Book No 216 on Page 323 in my office.



Witness my hand and seal of office, this the 11 day of June, 1986.

BILLY V. COOPER, Clerk

By *B. Cooper* D.C.

SPECIAL WARRANTY DEED

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 which is hereby acknowledged, I, EVE DEER, do hereby bargain, sell, convey and specially warrant unto ELSTER JOSEPH PONTHEUX, all of my right, title and interest in and to the following described real property, situated in Canton, Madison County, Mississippi, to-wit:

Commence at the Southeast corner of Lot 63 in Block 8 of Center Terrace, an Addition to the City of Canton, Madison County, Mississippi, and run thence North along the East line of said Lot 63 a distance of 175 feet to the Point of Beginning, and from said point of BEGINNING run North 150 feet to the South line of that strip of land conveyed by H. G. Randel to the City of Canton, Mississippi, by deed dated April 1, 1964, recorded in Land Record Book 93 at page 59 thereof in the Chancery Clerk's Office for said county, thence North 86 degrees 20 minutes West along the South line of a proposed street a distance of 150 feet thence South 150 feet more or less to a point that is 150 feet West of the Point of Beginning, thence East 150 feet to the Point of Beginning.

AND

A parcel of land being 175 feet evenly off of the South end of Lots 61, 62, and 63 of Block 8 OF CENTER TERRACE 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.

The condition of the special warranty herein is that the Grantor has not conveyed, mortgaged or in any manner encumbered any or all of the subject property since Grantor first acquired title thereto.

WITNESS MY SIGNATURE, this the 8th day of July, 1985.

*Eve Deer*  
EVE DEER

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority,  
in and for the jurisdiction aforesaid, the within named EVE DEER,

who acknowledged that she signed and delivered the foregoing Special Warranty Deed on the day and year therein mentioned.

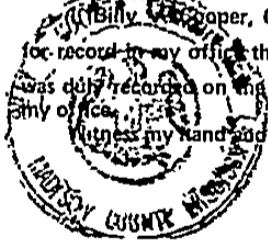
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 8th day of July, 1985.

*[Handwritten Signature]*  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires August 9, 1987

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6<sup>th</sup> day of June, 1986, at 9:55 o'clock A. M., and was duly recorded on the 11 day of JUN 11 1986, 1986, Book No. 216 on Page 326. In witness my hand and seal of office, this the 11 day of JUN 11 1986, 1986.



BILLY V. COOPER, Clerk

By [Signature] D.C.

DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, and for the further consideration of the assumption and agreement to pay by the Grantees herein, when and as due, their pro-rata share of the outstanding balance of the rental payments due and owing under that certain Lease Agreement dated September 28, 1978, and filed for record in Book 448 at Page 203 in the office of the Chancery Clerk of Madison County, Mississippi, said Lease Agreement having been subsequently supplemented and amended by instruments filed for record in Book 456 at Page 100, Book 462 at Page 362 and Book 462 at Page 620, the undersigned, ANTON KLINGLER and KATHARINA E. KLINGLER, whose address is 6027 Woodlea, Jackson, Mississippi 39206, do hereby sell, convey and warrant unto HAROLD M. ANTWINE, JR. and JOE ANN E. ANTWINE, as joint tenants with full rights of survivorship and not as tenants in common, leasehold interest in the following described land and property situated in the County of Madison, State of Mississippi, to wit:

Unit 73, and an undivided interest in the common areas (and all other rights thereunto pertaining) of The Breakers, a Condominium, according to the Plan of Condominium for such project, the plats and exhibits attached thereof, as recorded in Book 466, Page 200; and the subdivision plat recorded in Cabinet B, Slide 39, in the office of the Chancery Clerk of Madison County at Canton, Mississippi.

The Grantees by acceptance hereof and by agreement with Grantors hereby expressly assume and agree to be bound by and to comply with all the covenants, terms, provisions and conditions set forth in the above mentioned Plans of Condominium and the Declaration of Restrictions, filed for record and any amendments pursuant thereto, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the condominium which may be levied against such unit.

This leasehold conveyance is made subject to the following:



1. All the terms and conditions of the above described Lease Agreement.

2. All protective covenants, easements and rights-of-way of record and zoning ordinances affecting the above described property.

3. The liens of the 1986 state, county and city taxes, which are not yet due and payable, which are to be pro-rated as of the date of delivery of this deed.

4. All prior oil, gas and mineral reservations, conveyances or leases of record as pertain to the subject property.

5. The terms, conditions, liens, easements, rights and obligations contained in the Declaration of Restrictions (together with the amendments thereto) as recorded in Book 466, Page 200, in the office of the Chancery Clerk of Madison County, Mississippi.

WITNESS THE SIGNATURE of the undersigned, this the 5 day of June, 1986.

*Anton Klingler*  
ANTON KLINGLER

*Katharina E. Klingler*  
KATHARINA E. KLINGLER

STATE OF MISSISSIPPI  
COUNTY OF HINDS: ::::

Personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Anton Klingler and Katharina E. Klingler, who acknowledged that they and each of them signed and delivered the foregoing Deed, on the day and year therein mentioned for the purposes therein stated as their voluntary acts and deeds.

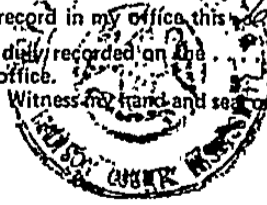
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5 day of June, 1986.

*Nancy Binder*  
NOTARY PUBLIC

My Comm. Expires 7/17/89



STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of June 1986, at 10:00 o'clock A.M. and was duly recorded on the 11 day of June 1986, Book No. 216 on Page 379.  
Witness my hand and seal of office, this the 11 day of June 1986.  
BILLY V. COOPER, Clerk  
By *B. Wright*, D.C.



05177

QUIT CLAIM DEED

INDEXED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned CAROLYN R. ROSE does hereby convey and quit claim unto HOWARD M. ROSE AND CAROLYN R. ROSE, Co-Trustees of the ROSE FAMILY TRUST OF 1985, whose current address is N 18055 Old Highway 95, Rathdrum, Idaho 83858, the following described property situated in Madison County, Mississippi, to wit:

Township 8 North, Range 2 East:

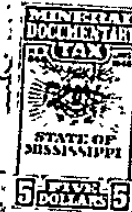
Section 12: SE 1/4 of NE 1/4  
W 1/2 of NE 1/4  
SE 1/4  
E 1/2 of SW 1/4

Section 13: N 1/2 of NE 1/4  
NE 1/4 of NW 1/4  
containing 480 acres, more or less



Witness my signature, this the 21<sup>st</sup> day of May 1986.

*Carolyn R. Rose*  
CAROLYN R. ROSE



STATE OF IDAHO  
COUNTY OF KOOTENAI

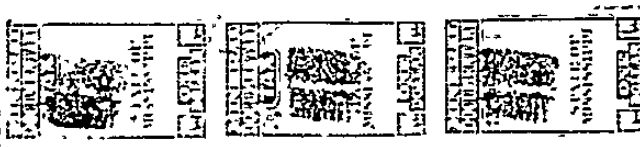


Personally appeared before me, the undersigned authority, in and for the County and State aforesaid, the within named CAROLYN R. ROSE, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal of office, this the 21<sup>st</sup> day of May, 1986.

*Mac E. Wallace*  
NOTARY PUBLIC

My Commission Expires:  
Life Time



STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office on the 11<sup>th</sup> day of June, 1986, at 10:30 clock P.M., and was duly recorded on the 11<sup>th</sup> day of June, 1986, Book No. 216 on Page 380.

Witness my hand and seal of office, this the 11<sup>th</sup> day of June, 1986.

BILLY V. COOPER, Clerk

By *D. W. Wright*, D.C.

C

RELEASE FROM DELINQUENT TAX SALE  
(INDIVIDUAL)  
DELINQUENT TAX SALE  
STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED

7876

BOOK 216 PAGE 381

Redeemed Under H.R. 687  
Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Lloyd Anderson  
the sum of Forty Dollars \$40.00 DOLLARS (\$ 50.15)  
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC	TWP	RANGE	ACRES
<u>Lot 166 Lake Lumbago Pk</u>				
<u>Doc BK 140-540</u>	<u>6</u>	<u>7</u>	<u>1E</u>	

Which said land assessed to Wesley & Patricia Campbell and sold on the  
17 day of Sept 1984, to Bradley Williamson for  
taxes thereon for the year 1983, do hereby release said land from all claim or title of said purchaser on account of said sale

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 6 day of  
June 1986 Billy V. Cooper, Chancery Clerk.

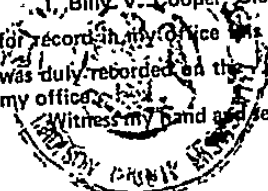
(SEAL) By D. Wright D.C.

STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 2737
- (2) Interest \$ 217
- (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$ 55
- (4) Tax Collector Advertising --Selling each separate described subdivision as set out on assessment roll.  
\$1.00 plus 25cents for each separate described subdivision \$ 125
- (5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$ 450
- (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$ 25
- (7) Tax Collector--For each conveyance of lands sold to individuals \$1.00 \$ 100
- (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 3711
- (9) 5% Damages on TAXES ONLY. (See Item 1) \$ 137
- (10) 1% Damages per month or fraction on 1983 taxes and costs (Item 8 --Taxes and costs only 21 Months \$ 779
- (11) Fee for recording redemption 25cents each subdivision \$ 25
- (12) Fee for indexing redemption 15cents for each separate subdivision \$ 15
- (13) Fee for executing release on redemption \$ 100
- (14) Fee for Publication (Sec. 27-43 3 as amended by Chapter 375, House Bill No. 457.) \$
- (15) Fee for issuing Notice to Owner, each \$2.00 \$
- (16) Fee Notice to Lienors @ \$2.50 each \$
- (17) Fee for mailing Notice to Owner \$1.00 \$
- (18) Sheriff's fee for executing Notice on Owner if Resident \$4 00 \$
- TOTAL \$ 4767
- (19) 1% on Total for Clerk to Redeem \$ 48
- (20) GRAND TOTAL TO REDEEM from sale covering 1983 taxes and to pay accrued taxes as shown above \$ 4815

Excess bid at tax sale \$ 50.15  
Bradley Williamson 46.27  
Club fee 188  
Doc fee 200  
50.15

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office on the 6 day of June 1986, at 10:30 o'clock A. M., and  
was duly recorded on the 6 day of June 1986, 1986, Book No. 216 on Page 381 in  
my office.  
Witness my hand and seal of office, this the 6 day of June 1986, 1986.  
BILLY V. COOPER, Clerk  
By D. Wright D.C.



RELEASE FROM DELINQUENT TAX SALE (INDIVIDUAL) DELINQUENT TAX SALE STATE OF MISSISSIPPI, COUNTY OF MADISON

County No 7877 05173 Redeemed Under H.B. 547 Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

J. L. Kivlar Mortgage Auxies Corp. the sum of Ninety - Nine Dollars & 17/100 DOLLARS (\$99.17) being the amount necessary to redeem the following described land in said County and State, to-wit:

Table with 5 columns: DESCRIPTION OF LAND, SEC., TWP, RANGE, ACRES. Row 1: Westgate Pt #2 Lot 21, DB 20-522, 13, 9, 2E.

Which said land assessed to Nelson Elaine and sold on the 26 day of Aug 1985, to Meg Mennett for taxes thereon for the year 1984, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 6 day of June 1986 Billy V. Cooper, Chancery Clerk.

(SEAL)

By M. Wright D.C.

STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 72.33
(2) Interest \$ 36.20
(3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$ 1.45
(4) Tax Collector Advertising ... \$ 1.25
(5) Printer's Fee for Advertising each separate subdivision \$ 3.00
(6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$ 2.50
(7) Tax Collector--For each conveyance of lands sold to individuals \$1.00 \$ 1.00
(8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 82.90
(9) 5% Damages on TAXES ONLY. (See Item 1) \$ 3.62
(10) 1% Damages per month or fraction on 1984 taxes and costs (Item 8 --Taxes and costs only) 10 Months \$ 8.29
(11) Fee for recording redemption 25cents each subdivision \$ 2.50
(12) Fee for indexing redemption 15cents for each separate subdivision \$ 1.50
(13) Fee for executing release on redemption \$ 1.00
(14) Fee for Publication (Sec. 27-43 3 as amended by Chapter 375, House Bill No. 457.) \$
(15) Fee for issuing Notice to Owner, each \$2.00 \$
(16) Fee Notice to Lienors @ \$2.50 each \$
(17) Fee for mailing Notice to Owner \$1.00 \$
(18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$
TOTAL \$ 96.21
(19) 1% on Total for Clerk to Redeem \$ 9.62
(20) GRAND TOTAL TO REDEEM from sale covering 1984 taxes and to pay accrued taxes as shown above \$ 97.17

Excess bid at tax sale \$

Meg Mennett 94.91
Coll fee 236
Rec fee 200
99.17

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6 day of June, 1986, at 12:35 o'clock P.M., and was duly recorded in the ... day of JUN 11, 1986, Book No 216 on Page 382 in my office.

Witness my hand and seal of office, this the 11th day of June, 1986.

BILLY V. COOPER, Clerk

By M. Wright D.C.

Grantor:

TRACE DEVELOPMENT CO.  
One Woodgreen Place, Suite 210  
Madison, MS 39110

BOOK 216 PAGE 383

05186

INDEXED

Grantees:

William E. Dallas and wife,  
Martha H. Dallas  
1480 Mossline Drive  
Jackson, MS 39211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand this day paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Trace Development Co., a Mississippi corporation, does hereby sell, convey and warrant unto William E. Dallas and wife, Martha H. Dallas, as joint tenants with full rights of survivorship and not as tenants in common, that certain land and property, lying and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 46, Trace Vineyard Subdivision, Part 2, a subdivision of Madison County, Mississippi according to the map or plat thereof filed of record in the office of the Chancery Clerk of Madison County, Mississippi in Cabinet B, Slide 93, reference to which is hereby made for incorporation herein.

This conveyance is made subject to and there is excepted from Grantor's warranty the following:

- (1) Zoning and subdivision regulations and ordinances of the City of Madison.
- (2) Ad valorem taxes for 1986 and subsequent years.
- (3) All oil, gas and other minerals have been reserved or conveyed by prior owners; and such are not hereby conveyed.
- (4) Any and all easements and/or rights of way and streets shown on said subdivision map or plat filed in said Cabinet B, Slide 93, in said Chancery Clerk's office.
- (5) Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded servitudes or easements, and any matters not of record which would be disclosed by an accurate survey and inspection of the property,

and easements or other uses of subject property not visible from the surface.

(6) Those certain Restrictive Covenants as recorded in Book 590 at Page 400 of the aforesaid records and an Amendment thereto recorded in Book 591 at Page 536.

(7) Grantor hereby makes specific reference to the Mississippi Power & Light Co. easements and rights of way in that certain instrument recorded in Book 7 at Page 131 in the office of the Chancery Clerk of Madison County, Mississippi and to that certain Consent and License Agreement dated April 25, 1986, between Grantor and Mississippi Power & Light Co. Said company owns and maintains on said easement electric facilities energized at 115,000 volts; and Grantee, by acceptance of this Deed, recognizes that contact with or close proximity to said electric facilities is dangerous to persons and property and could cause injury or death to persons.

No warranty or representation is hereby made whether or not the above described property is or is not in any flood prone area, floodway or special flood hazard area as now or may hereafter be determined or designated by any governmental agency or political body.

WITNESS MY SIGNATURE this, the 6th day of June, 1986.

TRACE DEVELOPMENT CO.

By: W. S. Terney  
W. S. Terney, Vice President

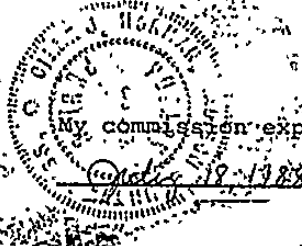
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally came and appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named W. S. TERNEY, who acknowledged that he is Vice President of Trace Development Co., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed, he signed, sealed and delivered the

above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

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

6th day of June, 1986.



C. J. Norman  
NOTARY PUBLIC

BOOK 216 PAGE 385

My commission expires:

12-19-88

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6 day of June, 1986, at 2:15 o'clock P. M., and was duly recorded on the JUN 11 1986 day of JUN 11 1986, 19....., Book No. 216 on Page 383 in my office.

Witness my hand and seal of office, this the..... of JUN 11 1986, 19.....

BILLY V. COOPER, Clerk

By D. Whit....., D.C.

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, we, the undersigned, JOHN PLAYER and wife, JANE G. PLAYER, do hereby sell, convey, and warrant unto DAVE PLAYER the following described land situated in Madison County, Mississippi, to-wit:

A tract containing 21 acres, more or less, lying in the SW¼ of SE¼ of Section 26, Township 10 North, Range 5 East, and in the NW¼ of NE¼ of Section 35, Township 10 North, Range 5 East, more particularly described as follows, to-wit:

Commencing at the Northeast corner of the SW¼ of SE¼ of said Section 26, run thence West along the North line of said forty a distance of 140 feet to the point of beginning. Thence run South parallel to the East line of said forty to the center of the public road, thence run southwesterly along the center line of said public road to the center of Lockett Creek, which passes under said road, thence run in a northerly direction along the center of said creek to the North line of said SW¼ of SE¼, thence run East along the North line of said SW¼ of SE¼ to the point of beginning.

The right of way for said public road, and all mineral or royalty reservations or conveyances of record affecting said land are excepted from the warranty of this conveyance. All oil, gas, or other minerals owned by grantors under the above described land are included herein and conveyed hereby.

WITNESS OUR SIGNATURES this the 30<sup>TH</sup> day of May, 1986.

*John Player*  
John Player  
*Jane G. Player*  
Jane G. Player

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named JOHN PLAYER and wife, JANE G. PLAYER, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal this 30<sup>th</sup> day of May, 1986.

My commission expires:

*Rob W. Martin*  
Notary Public

June 17, 1986

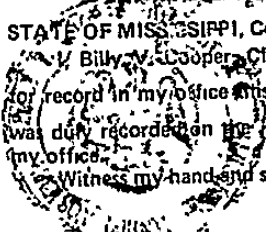
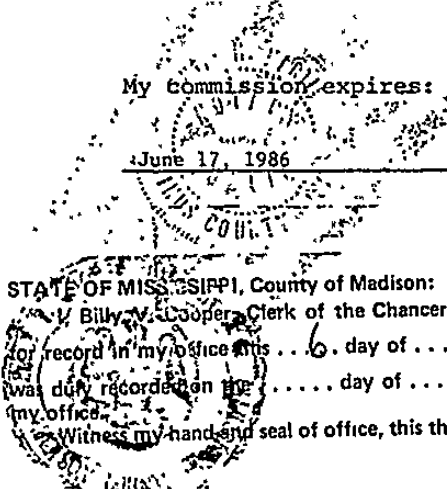
STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6 day of June, 1986, at 2:50 clock P.M., and was duly recorded on the 11 day of June, 1986, Book No. 716 on Page 386 in my office.

Witness my hand and seal of office, this the 11 day of June, 1986.

BILLY V. COOPER, Clerk

By *B. V. Cooper*, D.C.





SUBSTITUTED TRUSTEE'S DEED

C

WHEREAS, on George Edward Osborne and Barbara M. Osborne, executed a Deed of Trust to Douglas Rasberry, Trustee for Canton Exchange Bank Branch Bank First National Bank of Jackson of Canton, Mississippi, which said Deed of Trust is recorded in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Book 530 at page 434; and,

WHEREAS, said Deed of Trust was assigned by the Canton Exchange Bank Branch Bank First National Bank of Jackson, to Bob Mitchell on the 17th day of April, 1986, said assignment being recorded in Book 587 at page 655, and being re-recorded in Book 589 at page 169; and,

WHEREAS, said Deed of Trust authorized the appointment and substitution of another trustee in the place of the aforesaid Douglas Rasberry, and Bob Mitchell, appointed Curtis G. Kirby, Jr., as Substituted Trustee by instrument recorded in the office of the aforesaid Chancery Clerk in Book 589 at page 170 on May 5, 1986; and,

WHEREAS, default has been made in the performance of the conditions and stipulations as set out in said Deed of Trust, and having been directed and requested as said Substituted Trustee by the said Bob Mitchell, I, CURTIS G. KIRBY, JR., did on the 6th day of June, 1986, during the legal hours of 11:00 to 4:00 p.m., in front of the South Front Door of the County Courthouse of Madison County at Canton, Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash, the following described land and property lying and being situated in Madison County, Mississippi, to-wit:

Lot Ten (10) of Natchez Trace Village, Madison County, Mississippi, according to the plat which is attached as Exhibit "A" to that certain deed from Lewis L. Culley, Jr. and wife, Bethany W. Culley, to P. J. Maloney, dated July 9, 1964, recorded in Deed Book 93 at Page 449 of the records in the office of the Chancery Clerk of Madison County, Mississippi, and being particularly described by metes and bounds as follows, to-wit:

Commencing at the Southeast corner of the N1/2 of the SW1/4 of Section 15, Township 7 North, Range 2 East, Madison County, Mississippi, run thence north along the line between the E1/2 and the W1/2 of said Section 15 for a distance of 958 feet to a point; run thence South 89 degrees 17 minutes east 886.6 feet; thence South 1 degree 18 minutes east 313.1 feet; thence South 32 degrees 31 minutes east 624.6 feet; thence South 26 degrees 43 minutes east 663.4 feet; thence South 73 degrees 04 minutes east 212.5 feet; thence South 18 degrees 45 minutes west 250 feet to the point of beginning of the land herein described; run thence South 76 degrees 35 minutes east 215.2 feet to a point on the Old Natchez Trace right of way as laid out and improved as of this date; run thence North 16 degrees 23 minutes east along said Old Natchez Trace right of way for a distance of 135.0 feet; turn thence North 76 degrees 35 minutes West 209.6 feet to a point on the easterly boundary line of a 40 foot wide street (Arapaho Lane); run thence South 18 degrees 45 minutes West along the easterly boundary line of said street (Arapaho Lane) for a distance of 135.4 feet back to the point of beginning; said land herein described being located in the SE1/4 of the SE1/4 of Section 15, Township 7 North, Range 2 East, Madison County, Mississippi; containing 0.66 acres, more or less.

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It is the intention of the undersigned Grantors to convey and they do hereby convey, the Lot Ten (10) Natchez Trace Village, Madison County, Mississippi and residence thereon, acquired by them by Warranty Deed from J. P. Sartain duly recorded in records of Madison County, Mississippi, whether properly described hereinabove or not.

Said property was sold only after having strictly complied with all terms, provisions and conditions of said Deed of Trust and the statutes made and provided for in such cases, notice of the time, place and terms of said sale, together with a description of said property to be sold, having been given by publication in the Madison County Herald, a newspaper published in Madison County, Mississippi, for four consecutive weeks preceding the date of said sale, the first publication of said notice appearing on May 15, 1986, and subsequent notices appearing on May 22, 1986, May 29, 1986 and June 5, 1986, and a notice identical to said published notice having been posted on the bulletin board at the County Courthouse of Madison County at Canton, Mississippi, for

said time, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale, Carolyn Mitchell, bid for said property the sum of \$ 15,000<sup>00</sup>, which being the only bid <sup>CK</sup> IN COMPETITION WITH OTHERS was declared the purchaser thereof.

NOW, THEREFORE, IN CONSIDERATION of the full payment of the purchase price aforesaid, I, the undersigned, CURTIS G. KIRBY, JR., Substituted Trustee, 100 Capital Towers, Jackson, Mississippi, 39201, do hereby sell and convey unto Carolyn Mitchell of 4106 Ridgewood Dr Jackson Miss the said land and property described above.

Title to said property is believed to be good, but I convey only such title as is vested in me as said Substituted Trustee.

WITNESS MY SIGNATURE, on this the 6<sup>th</sup> day of June, 1986.

Curtis G. Kirby, Jr.  
CURTIS G. KIRBY, JR.  
Substituted Trustee

STATE OF MISSISSIPPI  
COUNTY OF ~~WINDS~~ Madison

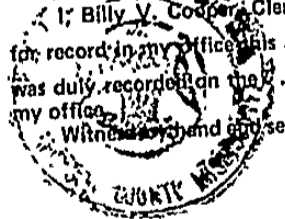
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, CURTIS G. KIRBY, JR., who acknowledged to me that he signed and delivered the above and foregoing Substituted Trustee's Deed on the day and year therein mentioned in his said capacity as Substituted Trustee only, and not individually.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE; on this the 6 day of June, 1986.

My Commission Expires:  
1-4-88

Billy V. Cooper  
NOTARY PUBLIC Chancery Clerk  
By N. Wright, D.C.

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6 day of June, 1986, at 300 o'clock P. M., and was duly recorded on the 6 day of June, 1986, Book No. 216 on Page 387 in my office.  
Witness my hand and official seal of office, this the JUN 17 1986 of 1986.  
BILLY V. COOPER, Clerk  
By N. Wright, D.C.



I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Rita Kelly  
the sum of 19-10/4 DOLLARS (\$19-10/4)  
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC.	TWP	RANGE	ACRES
<u>1/4 in N 1/2 S 1/2 SE 1/4 Vars</u> <u>31C 113-228</u>	<u>21</u>	<u>8</u>	<u>3E</u>	

Which said land assessed to H. O. Kelly and sold on the  
17 day of Sept 1983 to Bradley Wellness for  
taxes thereon for the year 1983 do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 6 day of

June 1986 Billy V. Cooper, Chancery Clerk.  
(SEAL) By [Signature] D.C.

STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 336
- (2) Interest \$ 27
- (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$ 07
- (4) Tax Collector Advertising -- Selling each separate described subdivision as set out on assessment roll.  
\$1.00 plus 25cents for each separate described subdivision \$ 125
- (5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$ 458
- (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$ 25
- (7) Tax Collector -- For each conveyance of lands sold to individuals \$1.00 \$ 100
- (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 1070
- (9) 5% Damages on TAXES ONLY. (See Item 1) \$ 17
- (10) 1% Damages per month or fraction on 1983 taxes and costs (Item 8 -- Taxes and costs only) 21 Months \$ 225
- (11) Fee for recording redemption 25cents each subdivision \$ 25
- (12) Fee for indexing redemption 15cents for each separate subdivision \$ 15
- (13) Fee for executing release on redemption \$ 100
- (14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.) \$ 200
- (15) Fee for issuing Notice to Owner, each \$2.00 \$ 200
- (16) Fee Notice to Lienors @ \$2.50 each \$ 100
- (17) Fee for mailing Notice to Owner \$1.00 \$ 100
- (18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$ 100
- TOTAL \$ 1752
- (19) .1% on Total for Clerk to Redeem \$ 18
- (20) GRAND TOTAL TO REDEEM from sale covering 1983 taxes and to pay accrued taxes as shown above \$ 1770

Excess bid at tax sale \$ 1970

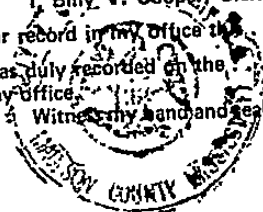
Bradley Wellness 1312  
Clayton 458  
Rec fee 200  
1970

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office the 6 day of June, 1986, at 3:45 o'clock P. M., and was duly recorded on the 6 day of JUN 17 1986, 1986, Book No 216 on Page 390 in my office.

Witness my hand and seal of office, this the JUN 17 1986, 1986.

BILLY V. COOPER, Clerk  
By [Signature] D.C.



C

check # 1773  
Peta Kelly

BOOK 216 PAGE 391  
RELEASE FROM DELINQUENT TAX SALE  
(INDIVIDUAL)  
DELINQUENT TAX SALE  
STATE OF MISSISSIPPI, COUNTY OF MADISON

No 7878 INDEXED  
05150 Redeemed Under H.B. 587  
Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

Peta Kelly  
the sum of Quarter dollar .6875 DOLLARS (\$ 19.68)  
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC	TWP	RANGE	ACRES
<u>1A in N 1/2 S 1/2 SE 1/4 Vaca</u>				
<u>BK 113-112 BK 114-114</u>	<u>21</u>	<u>9</u>	<u>35</u>	

Which said land assessed to Wilma Menton Kelly Justice and sold on the  
17 day of Sept 1986 to George D. Pruitt for  
taxes thereon for the year 1983 do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 6 day of  
June 1986 Billy V. Cooper, Chancery Clerk.  
By N. Wright D.C.

(SEAL)

STATEMENT OF TAXES AND CHARGES

(1) State and County Tax Sold for (Exclusive of damages, penalties, fees)	\$ 336
(2) Interest	\$ 26
(3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932)	\$ 7
(4) Tax Collector Advertising --Selling each separate described subdivision as set out on assessment roll.	\$ 125
\$1.00 plus 25cents for each separate described subdivision	\$ 458
(5) Printer's Fee for Advertising each separate subdivision \$1.00 each	\$ 25
(6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision	\$ 100
(7) Tax Collector--For each conveyance of lands sold to individuals \$1.00	\$ 10.68
(8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR	\$ 17
(9) 5% Damages on TAXES ONLY. (See Item 1)	\$ 224
(10) 1% Damages per month or fraction on 19 <u>83</u> taxes and costs (Item 8 --Taxes and costs only) <u>21</u> Months	\$ 25
(11) Fee for recording redemption 25cents each subdivision	\$ 15
(12) Fee for indexing redemption 15cents for each separate subdivision	\$ 100
(13) Fee for executing release on redemption	\$ -
(14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.)	\$ 200
(15) Fee for issuing Notice to Owner, each	\$ -
(16) Fee Notice to Lienors @ \$2.50 each	\$ 100
(17) Fee for mailing Notice to Owner	\$ 400
(18) Sheriff's fee for executing Notice on Owner if Resident	\$ 17.50
TOTAL	\$ 18
(19) 1% on Total for Clerk to Redeem	\$ 17.68
(20) GRAND TOTAL TO REDEEM from sale covering 19 <u>86</u> taxes and to pay accrued taxes as shown above	\$ 19.68

Excess bid at tax sale \$  
George Merritt 1310  
Clerk fee 458  
Pub fee 200  
19.68

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 6 day of June, 1986, at 3:45 o'clock P. M., and  
was duly recorded on the 6 day of JUN 17, 1986, 1986, Book No. 216 on Page 391 in  
my office.  
Witness my hand and seal of office, this the 6 day of JUN 17, 1986, 1986.  
BILLY V. COOPER, Clerk  
By N. Wright D.C.

GRANTOR:

Lee Hawkins Realty, Inc.  
P. O. Box 58  
Madison, MS 39110

0510.

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INDEXED

GRANTEE:

Gary Lee Hawkins  
P. O. Box 58  
Madison, MS 39110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, LEE HAWKINS REALTY, INC., a Mississippi corporation, acting by and through its duly authorized officer, does hereby convey, sell and warrant unto GARY LEE HAWKINS the following described land and improvements situated in Ridgeland, Madison County, Mississippi, to-wit:

See Exhibit "A" attached hereto, incorporated herein by reference and signed for identification.

The warranty of this conveyance is subject to any prior reservation or conveyance of oil, gas or minerals of every kind and character.

The ad valorem taxes for the year 1986 have been prorated as of the date of this conveyance on an estimated basis. When the exact amount of taxes for the current year is known, the parties will adjust such proration appropriately on the basis of such exact amount of taxes.

EXECUTED, this, the 6<sup>th</sup> day of June, 1986.

LEE HAWKINS REALTY, INC.

By: Gary Lee Hawkins  
Gary Lee Hawkins, President

STATE OF MISSISSIPPI

COUNTY OF Lewis

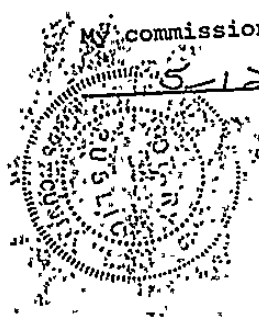
Personally came and appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named GARY LEE HAWKINS, who acknowledged that he is President of Lee Hawkins Realty, Inc., a Mississippi

corporation, and that for and on behalf of the said corporation, and as its act and deed, he signed, sealed and delivered the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal of office, this, the 6<sup>th</sup> day of June, 1986.

*Buttrey Dick Wood*  
NOTARY PUBLIC

My commission expires:  
5-12-90



BOOK 216 PAGE 393

EXHIBIT "A"

A part of Lot 2, Block 18, Highland Colony Subdivision, described as in Parcel "B", as shown by Plat in Book 57, at Page 24 of the Madison County Chancery Records, and more particularly described as follows:

Beginning at a point on the East line of said Lot 2, which is 430 feet North from the SE corner of said Lot 2; run thence West parallel with the South line of Lot 2-325 feet more or less to a point on the East right of way of Highway 51; thence Northerly along said right of way to the NW corner of said Parcel "B", thence East parallel to South line of Lot 2-277.1 feet more or less, to a point on the East line of Lot 2; thence South 100 feet to the Point of Beginning.

LESS AND EXCEPT:

A part of Lot 2, Block 18, Highland Colony Subdivision, Madison County, Mississippi, described as in Parcel "B" according to Plat in Book 57, Page 24, Madison County, Mississippi, more particularly described as follows:

Beginning at a point on the East line of said Lot Two which is 430 feet North of the SE corner of said Lot 2; run thence North 100 feet; thence West 138.55 feet; thence Southerly to a point on the South line of the parcel which is 162.5 feet West of the said point of beginning, thence East 162.5 feet to the point of beginning.

BOOK 216 PAGE 394

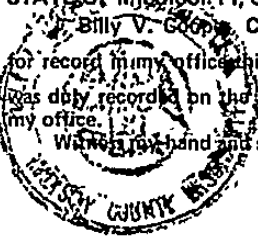
SIGNED FOR IDENTIFICATION:

LEE HAWKINS REALTY, INC.

By: Gary Lee Hawkins  
Gary Lee Hawkins, President

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6 day of June, 1986, at 3:50 P.M., and was duly recorded on the 17 day of June, 1986, Book No. 216 on Page 39.2 in my office.



Witness my hand and seal of office, this the 17 day of June, 1986.

BILLY V. COOPER, Clerk

By: W. Wright, D.C.



INDEXED

05196

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CANTON BUILDERS, INC., A MISSISSIPPI CORPORATION, Grantor, does hereby convey and forever warrant unto ZACHARY LANE SLATON, Grantee, the following described real property lying and being situated in Madison County, Mississippi, to wit:

Lot 24, Planters Point, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Canton, Mississippi, in Plat Cabinet "B", at Slide 79, reference to which is hereby made in aid of and as a part of this description.

This conveyance is made subject to any and all applicable building restrictions, restrictive covenants, rights of way, easements and mineral reservations of record.

Ad valorem taxes for the year 1986 are to be prorated between the Grantor and Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor on this the 27 day of MAY, 1986.

CANTON BUILDERS, INC.  
A MISSISSIPPI CORPORATION

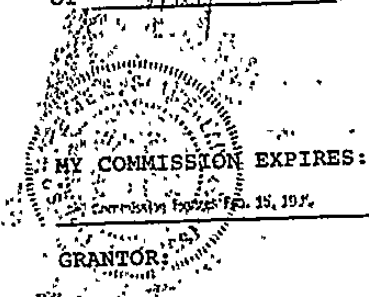
BY: Robert E. Morgan President  
Robert E. Morgan, President

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named ROBERT E. MORGAN, who acknowledged to me that he is the President of Canton Builders, Inc., a Mississippi corporation, and as such he did sign and deliver the above and foregoing instrument on

the date and for the purposes as therein stated in the name of, for and on behalf of the corporation, he being first duly authorized so to do.

GIVEN UNDER MY HAND and official seal this the 4<sup>th</sup> day of May, 1986.



Yvette E. Southland  
NOTARY PUBLIC.

GRANTEE:

C2052309  
5181/7935

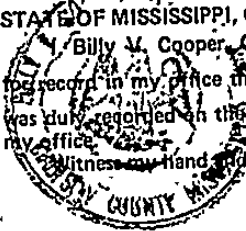
STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6 day of June, 1986, at 4:15 o'clock P. M., and was duly recorded in the JUN 17 1986 day of JUN 17 1986, 1986, Book No. 216 on Page 395 in my office.

Witness my hand and seal of office, this the JUN 17 1986 day of JUN 17 1986, 1986.

BILLY V. COOPER, Clerk

By D. Wright D.C.



INDEXED

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

John H. Fox III the sum of One hundred thirty two dollars (\$132.00) being the amount necessary to redeem the following described land in said County and State, to-wit:

Table with columns: DESCRIPTION OF LAND, SEC, TWP, RANGE, ACRES. Row 1: Maduin Valley East & Sec. \* 1079 DB 158-412 DB404-547 16-7-2E Maduin

Which said land assessed to W. T. Robinson, Jr. and sold on the 26th day of Aug 1985 to Greg Merritt for taxes thereon for the year 1984, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 6th day of June 1986, Billy V. Cooper, Chancery Clerk.

(SEAL) By D. Wright D.C.

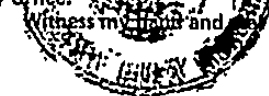
STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$123.19
(2) Interest \$6.16
(3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$2.46
(4) Tax Collector Advertising ---Selling each separate described subdivision as set out on assessment roll. \$1.25
(5) Printer's Fee for Advertising each separate subdivision \$3.00
(6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$2.50
(7) Tax Collector---For each conveyance of lands sold to individuals \$1.00 \$1.00
(8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$137.37
(9) 5% Damages on TAXES ONLY. (See Item 1) \$6.16
(10) 1% Damages per month or fraction on 1984 taxes and costs (Item 8 ---Taxes and costs only 10 Months \$13.73
(11) Fee for recording redemption 25cents each subdivision \$2.50
(12) Fee for indexing redemption 15cents for each separate subdivision \$1.50
(13) Fee for executing release on redemption \$1.00
(14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457 ) \$
(15) Fee for issuing Notice to Owner, each \$2.00 \$
(16) Fee Notice to Lienors @ \$2.50 each \$
(17) Fee for mailing Notice to Owner \$1.00 \$
(18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$
TOTAL \$158.60
(19) 1% on Total for Clerk to Redeem \$1.59
(20) GRAND TOTAL TO REDEEM from sale covering 1984 taxes and to pay accrued taxes as shown above \$160.19

Excess bid at tax sale \$ 162.19
Greg Merritt 157.20
Chancery 2.99
Re fee 200
762.19

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 6th day of June, 1986, at 4:35 o'clock P.M., and was duly recorded on the 6th day of JUN 17 1986, 1986, Book No 216 on Page 397 in my office.



Witness my hand and seal of office, this the 6th day of June, 1986.

BILLY V. COOPER, Clerk

By D. Wright D.C.

INDEXED

WARRANTY DEED

THE STATE OF MISSISSIPPI COUNTY OF MADISON

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged,

CHAD R. SHAW, a single person, 283 Longwood Cove, Ridgeland, Mississippi,

(herein called grantor)

does hereby sell, convey and warrant unto

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, with an office at 1201 One Main Place, Suite 2770, Dallas, Texas, 75250

the following described land situated and being in Madison County, Mississippi, viz:

Lot 158, Longmeadow Subdivision, Part 4, a subdivision in and to the County of Madison, State of Mississippi, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B, Slide 37 thereof, reference to which is hereby made in aid of and as a part of this description.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

ALSO SUBJECT TO but in nowise assuming, the unpaid balance due on the following:

One mortgage dated March 27, 1984 in the original principal sum of \$ 71,650.00 , executed by Grantor herein

and payable to COLONIAL MORTGAGE COMPANY

Witness my signature(s), this 24th day of April

1986.

Chad R. Shaw (signature)

WITNESSES:

(signatures of witnesses)

STATE OF LOUISIANA PARISH OF CADDO

Personally appeared before me, the undersigned Notary Public, the within named CHAD R. SHAW, a single person,

who acknowledged that he signed and delivered the foregoing instrument on the day and year herein mentioned.

Given under my hand and official seal, this 24th day of April, 1986.

Notary Public in and for Caddo Parish, Louisiana JOHN N. BELLINGER, Notary Public, Caddo Parish, Louisiana My Commission is for Life

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 9th day of June, 1986, at 8:35 A.M. and was duly recorded on this 17th day of June, 1986, in Book No. 216 on Page 398.

Witness my hand and seal of office, this the 17th day of June, 1986.

BILLY V. COOPER, Clerk

By (signature) D.C.

INDEXED

0530.2

WARRANTY DEED

THE STATE OF MISSISSIPPI COUNTY OF MADISON

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, with an office at 1201 Main Street, Suite 2770, Dallas, Texas 75250, herein called Grantor,

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged,

does hereby sell, convey and specially warrant unto

DORMAN S. CONKLIN and wife, LYNETTE CONKLIN, 283 Longwood Cove, Ridgeland, Mississippi, herein called Grantee,

the following described land situated and being in Madison County, Mississippi, viz:

Lot 158, Longmeadow Subdivision, Part 4, a subdivision in and to the County of Madison, State of Mississippi, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B, Slide 37 thereof, reference to which is hereby made in aid of and as a part of this description;

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND RESERVATIONS OF RECORD, IF ANY.

THE WARRANTY OF THIS DEED is limited to rights or claims of rights created or suffered by, through, or under the Grantor only.

WITNESS our signatures, this 29 day of April 1986.

ATTEST: Allen P. Hayes, Jr. Assistant Secretary

LAWYERS TITLE INSURANCE CORPORATION BY Willie F. Smith Vice President

STATE OF TEXAS COUNTY OF DALLAS

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named WILLIE F. SMITH and ALLEN P. HAYES, JR., who acknowledged that they are Vice-President and Assistant-Secretary, respectively, of LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, and that for and on behalf of the said corporation, and as its act and deed, they signed, sealed and delivered the above and foregoing instrument for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal, this the 29 day of April 1986. Nancy Jones Notary Public

My commission expires: 1-12-88.

This deed was prepared by William Howard Boyles, Attorney at Law.

STATE OF MISSISSIPPI, County of Madison: I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 17 day of June, 1986, at 2:35 P.M., and was duly recorded on the 17 day of JUN. 17. 1986, in Book No. 216 on Page 399. Witness my hand and seal of office, this the 17 day of JUN. 17. 1986, 19... BILLY V. COOPER, Clerk By... D.C.