

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 which is hereby acknowledged, I, the undersigned LELAND R. SPEED, do hereby convey, sell, and warrant unto DEPOSIT GUARANTY NATIONAL BANK, JACKSON, MISSISSIPPI, that certain land and property lying and being situated in the First Judicial District of Hinds County, Mississippi, more particularly described as follows, to-wit:

A part of the East one-half of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 13, Township 6 North, Range 1 East, lying in and being a part of the First Judicial District of Hinds County, Mississippi, and more particularly described as follows:

Begin at the Northeast corner of the intersection of the North line of the dedicated road or street along the South side of that certain property conveyed by W. P. Bridges to the Trustees of the Jackson Municipal Separate School District, with the East line of the road or street along the East side of said School property, as recorded in Deed Book 818, at Page 562; from said intersection run easterly along the North line of said road or street a distance of 150 feet to the Southwest corner of the Pan-Am Southern property as recorded in Deed Book 868, at Page 158; turn thence to the left through an angle of $89^{\circ}58'$ and run Northerly along the West line of said Pan-Am Southern property and parallel with the road or street along the East side of the School property, for a distance of 295.9 feet to the Northwest corner of the Pan-Am Southern property and the point of beginning of the property herein described; continue thence Northerly on an extension of the last mentioned course, and parallel with the road or street along the East side of said School property for a distance of 348.2 feet to the Southwest corner of the D. F. Lyle property as recorded in Deed Book 930, at Page 253; turn thence to the right through an angle of $89^{\circ}58'$ and run Easterly along the South line of said D. F. Lyle property for a distance of 360.9 feet to the new Right-of-Way line of U. S. Highway #51; turn thence to the right through an angle of $99^{\circ}30'$ and run Southwesterly along the present Right-of-Way line of said U. S. Highway #51 for a distance of 353 feet to the North line of the Pan-Am Southern property; turn thence to the right through an angle of $80^{\circ}30'$ and run Westerly along the North line of the Pan-Am Southern

property for a distance of 302.9 feet to the point of beginning.

Together with a non-exclusive easement or right-of-way for the purposes of ingress and egress over the following described property:

A strip of land 20 feet wide, East and West, and 940 feet long, North and South, described as follows: Commence at the Southwest corner of the Pan-Am Southern property described above, thence North 940 feet to a point, which is the Northwest corner of the D. F. Lyle property described above, thence West for a distance of 20 feet to a point on a projection in a Westerly direction of the North line of the said Lyle property, thence South for a distance of 940 feet to a point which is 20 feet West of the Southwest corner of the said Pan-Am Southern property, thence East 20 feet to the point of beginning, being a part of Section 13, Township 6 North, Range 1 East.

This being the same easement conveyed by W. P. Bridges to Sidney D. Jones and Elizabeth M. Jones by instrument recorded in the office of the Chancery Clerk of Hinds County, at Jackson, Mississippi, in Deed Book 1132, Page 513.

Advalorem taxes for the year 1967 have been prorated by and between the parties hereto as of the date hereof.

Excepted from the warranty herein contained are the provisions of those certain conveyances to the State Highway Commission of Mississippi recorded in the office of the Chancery Clerk of Hinds County, at Jackson, Mississippi, in Book 566, Page 565, and Book 1044, Page 135, as follows:

It is further understood and agreed that the consideration herein named is in full payment and settlement of any and all claims or demands for damages accrued, accruing, or to accrue to the Grantor herein, his heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

This conveyance and its warranty are specifically made subject to the following:

(1) Easement for right of way executed by W. P. Bridges to Mississippi Power and Light Company, dated March 19, 1952, and recorded in Book 754, Page 523, in the aforesaid office.

(2) Easement for right of way executed by W. P. Bridges to Mississippi Power and Light Company, dated August 27, 1957, and recorded in Book 1048, Page 76, in the aforesaid office.

(3) Easement for right of way executed by W. P. Bridges and W. D. Reimers to Mississippi Power & Light Company, dated November 29, 1957, and recorded in Book 1054, Page 550, in the aforesaid office.

WITNESS MY SIGNATURE, this the 1st day of February, 1967.


LELAND R. SPEED

STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LELAND R. SPEED, who acknowledged to me that he signed and delivered the above and foregoing WARRANTY DEED on the day and year therein mentioned.

Given under my hand and seal, this the 1 day of February, 1967.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/4/70

STATE OF MISSISSIPPI, County of Hinds:

I, Tom Virden, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 11 day of JANUARY, 1968, at 9 o'clock A. M., and was duly recorded on the 12 day of JANUARY, 1968, Book No. 1736 Page 457 in my office.

Witness my hand and seal of office, this the 12 day of JANUARY, 1968.

TOM VIRDEN, Clerk

By Shena Miller, D. C.