

for Release of Lien Affidavit  
See Book 7 Page 294  
Billy V Cooper C.C.  
By: Gregory D.C.  
3-27-91

51  
87/70

BOOK 7 PAGE 88

LIEN NOTICE

STATE OF MISSISSIPPI  
COUNTY OF ~~Hinds~~  
*Madison*

NOTICE IS HEREBY GIVEN THAT Pro Landscape Industries,  
Fnc. does hereby claim  
a lien on the following described property situated in the  
Madison County, State of Mississippi,  
to-wit: see attached Deed - 2 pages - Austin Management Co.

LOTS(s)

BLOCK 100 Dyess Rd, Ridgeland, Ms.

SUBDIVISION

~~Deed~~ BOOK 268 PAGE 518

IF NO DESCRIPTION APPEARS ABOVE ATTACH LEGAL DESCRIPTION AS EXHIBIT

The aforesaid lien is in the amount of \$ 8400.00  
which is the unpaid balance of labor and materials furnished in  
the construction of the improvements on the above described  
property, which labor and materials were performed and  
furnished at the request of the owner of said property,

Suit has not been filed. The contract has not been filed  
or recorded.

WITNESS MY SIGNATURE this the 26 day of Sept.  
1990.

By: Pro Landscape Industries, Inc.  
Seth A. May, Pres.

Sworn to and subscribed before me this the 26<sup>th</sup> day of  
September, 1990.

My Commission Expires  
1-6-92

Billy V. Cooper  
Notary Public  
Chancery Clerk  
Jug B Edgar Jr

BOOK 7 PAGE 89

BOOK 268 PAGE 518

41474

WARRANTY DEED

8210

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 Hugh G.Ward and wife, Joe Ann Ward, whose address is c/o Briarwood Enterprises, 1471 Canton Mart Road, Jackson, MS 39211, (601) 965-5030 does hereby sell, convey and warrant unto Austin Management Company, Inc. a Mississippi Corporation, whose address is 2216 43rd Street, Meridian, MS 39305, (601) 948-3305, the following land and property situated in Madison County, State of Mississippi, more particularly described as follows, to-wit:

A parcel of land situated in a part of Lot 25, "Addition to Tougaloo", a plat on file in the records of the Chancery Clerk of Madison County, Mississippi, said parcel also being situated in Section 36, Township 7 North-Range 1 East, Madison County, Mississippi, said parcel being more particularly described as follows:

Commence at the Northeast corner of said Lot 25 and run Southerly along the East line of said Lot 25 for a distance of 286.0 feet to the POINT OF BEGINNING; thence South 00 Degrees, 08 minutes, 28 seconds East along the East line of said Lot 25 for a distance of 339.31 feet to a point on the North right-of-way line of County Line Road as now (December, 1989) laid out and in use; thence Clockwise along the arc of a curve to the right for an arc distance of 264.89 feet, said curve having a radius of 8,546.32 feet and a chord bearing and distance of North 84 degrees, 06 minutes, 01 seconds West, 264.89 feet; thence Counterclockwise along the arc of a curve to the left for an arc distance of 40.38 feet to the intersection of the North right-of-way of County Line Road with the East right-of-way of Dyess Road as both roads are now (December, 1989) laid out and in use, said curve having a radius of 8,642.64 feet and a chord bearing and distance of North 83 degrees, 48 minutes, 18 seconds West, 40.38 feet; thence North 02 degrees, 08 minutes, 36 seconds East along said East right-of-way line of Dyess Road for a distance of 278.71 feet; thence North 88 degrees 59 minutes, 11 seconds East along the South line of the Cabot Lodge Property for a distance of 104.60 feet; thence North 89 degrees, 54 minutes 58 seconds East continuing along said South line of the Cabot Lodge property for a distance of 26.02 feet; thence North 44 degrees, 51 minutes, 02 seconds East continuing along said South line of the Cabot Lodge property for a distance of 38.07 feet; thence North 89 degrees, 51 minutes, 32 seconds East continuing along said South line of the Cabot Lodge property for a distance of 134.91 feet to the POINT OF BEGINNING.

THIS CONVEYANCE is made subject to and there is excepted from the warranty hereof the following:

1. Ad valorem taxes for the year 1990 which are not yet due and payable and which are to be prorated as of the date of this deed;
2. All prior reservations or conveyances of oil, gas and other minerals in, on or under the above described property of record, if any;
3. Applicable zoning ordinances of the City of Ridgeland and the County of Madison
4. Terms and conditions as set forth in Warranty Deed recorded in Book 207 at Page 124 pertaining to electrical meters, gas meters and air conditioning compressors which service subject property and encroach onto the property located to the East of subject property as shown by survey of Phillip L. Browning, dated December 6, 1989, last revision being May 23, 1990.
5. Drop inlets, power line and poles, water lines, billboard, concrete culvert all located on subject property as shown by survey of Phillip L. Browning, dated December 6, 1989, last revision being May 23, 1990.

BOOK 7 PAGE 90

BOOK 268 PAGE 519

6. Fifteen foot telephone easement with telephone manhole running across subject property as shown by survey of Phillip L. Browning dated December 6, 1989, last revision being May 23, 1990.

WITNESS OUR SIGNATURES this the 1<sup>st</sup> day of June, 1990.

Hugh G. Ward  
HUGH G. WARD

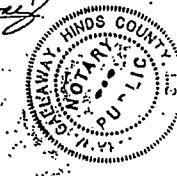
Joe Ann Ward  
JOE ANN WARD

STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1<sup>st</sup> day of June, 1990 within my jurisdiction, the within named Hugh and G. Ward, and wife Joe Ann Ward, who acknowledged that they executed the above and foregoing instrument.

Alecia M. Gallaway  
NOTARY PUBLIC



My Commission Expires:  
My Commission Expires Feb. 23, 1994



STATE OF MISSISSIPPI, County of Madison:  
I certify that the within instrument was filed for record in my office this 4 day of June, 1990, at 9:00 o'clock A M., and was duly recorded on the JUN 04 1990, Book No. 268, Page 518.  
BILLY V. COOPER, CHANCERY CLERK BY: I Cole D.C.

ward wu



STATE OF MISSISSIPPI, County of Madison:  
I certify that the within instrument was filed for record in my office this 26 day of September, 1990, at 3:00 o'clock P M., and was duly recorded on the September 26, 1990, Book No. 7, Page 88.  
BILLY V. COOPER, CHANCERY CLERK BY: I Cole D.C.