

Index in:  
NW 1/4 Section 22 and in the  
SW 1/4 of Section 15, T7N-R2E,  
Madison County, MS

BOOK 6 PAGE 459

158539

IN THE CHANCERY COURT OF MADISON COUNTY, MISSISSIPPI

CHARLES G. BLUE AND  
JANICE G. BLUE

PLAINTIFFS

VS.

CIVIL ACTION NO. \_\_\_\_\_

MARK ROBINSON AND  
BEVERLY ROBINSON

DEFENDANTS

LIS PENDENS NOTICE

NOTICE IS HEREBY GIVEN that Charles G. Blue and Janice G. Blue claim an interest in the lot or tract of land owned by Mark Robinson and Beverly Robinson lying and being situated in Madison County, Mississippi and being more particularly described by Warranty Deed recorded in Book 269 at page 101 in the office of the Chancery Clerk of Madison County, Mississippi, a true and correct copy of which Warranty Deed is attached hereto and incorporated herein for all purposes the same as if it were here fully copied in words and numbers.

The interest claimed in the aforesaid lands of Mark Robinson and Beverly Robinson by Charles G. Blue and Janice G. Blue arises from a boundary line dispute between the parties as to the exact location of the Robinson property's easterly boundary line, which boundary line is in common with the westerly boundary line of the adjacent and adjoining homestead property of Charles G. Blue and Janice G. Blue.

THIS the 12th day of January, 1995.

For Cancellation See  
Book 7 Page 217  
Steve Duncan CC  
By *D Cook DC*  
1/8/99

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PHILLIP M. NELSON, Attorney  
for Charles G. Blue and  
Janice G. Blue

PHILLIP M. NELSON  
Nelson & Matthews  
Attorneys at Law  
One Woodgreen Place, Suite 101  
Madison, Mississippi 39110  
601-856-8869  
MSB #3810

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, within my jurisdiction, on the 12th day of January, 1995, the within named Phillip M. Nelson, who acknowledged that he is the attorney for Charles G. Blue and Janice G. Blue, and that as such he was directed and authorized to execute and did execute and file the above and foregoing Notice of Lis Pendens.



Janice Deanna Nelson  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 21, 1998  
BONDED THRU STEGALL NOTARY SERVICE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I have this day served a true and correct copy of the above and foregoing Notice of Lis Pendens on the Hon. Marc McKay, attorney for Mark Robinson and Beverly Robinson, by delivering the same to his usual place of business in Ridgeland, Mississippi, and by placing a true and correct copy thereof in the United States Mail, first-class postage prepaid, certified mail-return receipt requested, to Mark Robinson and Beverly Robinson at their last known street or Post Office address.

THIS the 12th day of January, 1995.



Phillip M. Nelson

BOOK 269 PAGE 101

BOOK 6 PAGE 461

WARRANTY DEED

41977

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, LEWIS L. CULLEY, JR. and wife, BETHANY W. CULLEY, do hereby sell, convey and warrant unto MARK ROBINSON and BEVERLY ROBINSON, 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 the County of Madison, State of Mississippi, to-wit:

A tract or parcel of land lying and being situated in Section 15 and in Section 22, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described by metes and bounds by Exhibit "A" attached hereto and incorporated herein for all purposes the same as if it were here fully set forth in words and numbers.

The warranty of this conveyance is made subject to all easements, rights-of-way, servitudes, covenants, restrictions, building codes and zoning ordinances of record which pertain to the subject property.

There is excepted from the warranty herein all prior reservations, conveyances or leases of all oil, gas and other minerals lying in, on or under the subject property.

Ad valorem taxes for the current year have been prorated as of this date between Grantors and Grantees and Grantees hereby assume and agree to pay said taxes as and when due for the current and subsequent years.

WITNESS OUR SIGNATURES on this the 8 day of June, 1990.

LEWIS L. CULLEY, JR.

BETHANY W. CULLEY

GRANTORS' ADDRESS:  
1441 CANTON MART ROAD  
JACKSON, MS 39211  
BUS. PH. 956-6123  
RES. PH. 856-6686

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GRANTEE'S ADDRESS:

154 East Porter Street  
Jackson, MS 39204-1457  
RES. PH. 956 - 9644  
BUS. PH. 354-2585

BOOK 269 PAGE 102

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named LEWIS L. CULLEY, JR. and wife, BETHANY W. CULLEY, who each acknowledged to me that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the  
day of June, 1990.

OKC  
MY COMMISSION EXPIRES:  
My Commission Expires September 22, 1991

*Julie D. Ober*  
NOTARY PUBLIC

EXHIBIT "A" BOOK 269 PAGE 103 BOOK 6 PAGE 463

Lot 221, Natchez Trace Village, Part 1, Madison County, Mississippi, more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of the Northwest 1/4 of Section 22, Township 7 North Range 2 East, Madison County, Mississippi; Run West 33.2 feet; thence North 68.5 feet to a point on the Southerly boundary line of Kiowa Drive (40 feet), said point also being the point of beginning of the land herein described; run thence South 19 degrees 03 minutes West 232.2 feet; thence North 43 degrees 23 minutes West 112 feet; thence North 6 degrees 09 minutes East 162.7 feet to a point on the above mentioned Kiowa Drive; thence South 89 degrees 19 minutes East along the Southerly boundary line of said Kiowa Drive for a distance of 85.6 feet; thence South 65 degrees 27 minutes East along the Southerly boundary line of said Kiowa Drive for a distance of 54.6 feet back to the point of beginning. Said land herein described being located in the Northeast 1/4 of the Northwest 1/4 of Section 22 and in the Southeast 1/4 of the Southwest 1/4 of Section 15, all in Township 7 North, Range 2 East, Madison County, Mississippi, and containing 0.5 acres more or less.

SIGNED FOR PURPOSES OF IDENTIFICATION on this the 8 day of June, 1990.

*Laura R. Cullen Jr.*  
*Bethany W. Cullen*

STATE OF MISSISSIPPI, County of Madison:



I certify that the within instrument was filed for record in my office this 12 day of June, 1990 at 1:15 o'clock P M., and was duly recorded on the JUN 12 1990, Book No. 269, Page 101.  
BILLY V. COOPER, CHANCERY CLERK BY: S Cole D.C.

STATE OF MISSISSIPPI, COUNTY OF MADISON:



I certify that the within instrument was filed for record in my office this 13 day of Jan, 1995 at 8:05 o'clock A M., and was duly recorded on the JAN 13 1995, Book No. 6, Page 459.  
STEVE DUNCAN, CHANCERY CLERK BY: S Cole D.C.