

For Release  
See Box 8 page 256  
Steve Duncan  
Chancery Clerk  
By Dennis DC  
Sept 10, 1993

BOOK 8 PAGE 253

123027

NOTICE OF CONSTRUCTION LIEN

TO: THE CHANCERY CLERK, MADISON COUNTY, MS:

Pursuant to Section 85-7-131, MCA of 1972, notice is hereby given that ALLEN HUDSON BUILDER, INC., a MS corp., whose registered agent is Allen Hudson, at P. O. Box 2210, Madison, MS 39130, Phone 853-2073, hereby claims and asserts a lien on the land and property situated in Madison County, MS, to-wit:

The land, property and improvements as more particularly described by attached Exhibit "A".

The aforesaid lien is in the amount of \$8,794.52, which is the present unpaid balance is for labor and materials furnished by the lien claimant for the construction of the improvements upon the subject property, which labor and materials were preformed and furnished at the contract request of the Owner of said property, namely WILLIAM O. VAUGHN, JR., et ux, TISHA F. VAUGHN.

Suit has not been filed; further, applicable contract not filed or recorded. This notice to be filed conformity with Section 85-7-133, the MS Code Annot. of 1972.

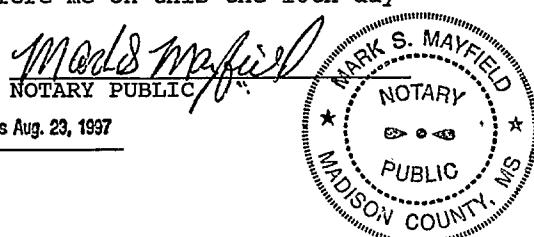
WITNESS the hand and signature of the undersigned hereto affixed on this the 10th day of September, 1993.

ALLEN HUDSON BUILDER, INC.

BY: Allen Hudson  
Allen Hudson, President

SWORN to and subscribed before me on this the 10th day of September, 1993.

My Comm. Expires: My Commission Expires Aug. 23, 1997



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6250 BOOK 312 PAGE 591 104512

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, David H. Haynes and wife, Connie H. Haynes, do hereby grant, bargain, sell, convey, and warrant to William O. Vaughan, Jr. and wife, Tisha F. Vaughan, as joint tenants with the right of survivorship, and not as tenants in common, the following described property situated in Madison County, State of Mississippi, to-wit:

The East-Half (E/2) of Lot 8, Quail Ridge Estate Farms - Part One (Revised), a subdivision according to a map or plat on file and of record in the office of the Chancery Clerk of Madison County, at Canton Mississippi recorded in Plat Cabinet B at Slot 26, reference to which is hereby made in aid of and as a part of this description.

Said property being a tract or parcel of property more particularly described by metes and bounds as commencing at the Southwest corner of the North-Half (N/2) of North-Half (N/2) of the Southeast-Quarter (SE/4) of Section 19, Township 8 North, Range 2 East, and run North 01 degrees 39 minutes East for 1,325.80 feet to an iron pin being on the East margin of the North-South public road and the Southwest corner of a 238.96 acre tract of land, then run North 00 degrees 10 minutes East for 3,315.10 feet to an iron pin, then run South 89 degrees 51 minutes East for 1520 feet to an iron pin and the point of beginning of the land herein described, said point also being the Northwest corner of the East-Half (E/2) of Lot 8 of Quail Ridge Estate Farms, Part One (Revised) as the map or plat of which appears of record in Plat Cabinet B at Slot 26 in the office of the Chancery Clerk of Madison County, at Canton, Mississippi; then continue to run South 89 degrees 51 minutes East for 219 feet to an iron pin, said point also being the Northeast corner of Lot 8 of Quail Ridge Estate Farms, Part One (Revised) according to said map or plat; then run South 00 degrees 09 minutes West for 895 feet to an iron pin, said point also being the Southeast corner of Lot 8 of Quail Ridge Estate Farms, Part One (Revised) according to said map or plat; then run North 89 degrees 51 minutes West for 219 feet to an iron pin, said point also being the Southwest corner of the East-Half (E/2) of Lot 8 of Quail Ridge Estate Farms, Part One (Revised) according to said map or plat; then run North 00 degrees 09 minutes East for 895 feet back to the point of beginning; containing 4.50 acres, more or less, located in Section 19, Township 8 North, Range 2 East, Madison County, Mississippi.

This conveyance and the warranties herein are subject to:

- 1) General and special taxes for the current year and subsequent years;
- 2) Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property;
- 3) Covenants and restrictions, other than City or County ordinances, as contained in the Warranty Deed from Roger Lane McGhee, Jr. and Glenn Allen McGhee to David H. Haynes and Connie H. Haynes dated 02-22-77, filed 03-10-77 at 1:30 P.M., and recorded in Book 149 at Page 279;

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EXHIBIT

"A"

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BOOK 312 PAGE 582

- 4) Ten (10) foot right-of-way easement dated 12-11-90, filed 02-20-91 at 3:30 P.M. and recorded in Book 280 at Page 386 from David H. Haynes and Connie H. Haynes to the Bear Creek Water Association, Inc., the same being five feet on each side of the pipeline as laid by the Association; and  
5) Consequences of any law, ordinance, or governmental regulation now or hereinafter in force limiting or regulating the use or enjoyment of the property in character, size, use or location of any improvement now or hereinafter erected on the property.

Witness our signatures, this the 12<sup>th</sup> day of February, 1993.

David H. Haynes  
DAVID H. HAYNES

Connie H. Haynes  
CONNIE H. HAYNES

STATE OF MISSISSIPPI

COUNTY OF MADISON

On this the 14<sup>th</sup> day of February, 1993, personally appeared before me, the undersigned authority, in and for the jurisdiction aforesaid, DAVID H. HAYNES and wife, CONNIE H. HAYNES, who acknowledged before me that they signed and delivered the foregoing instrument on the day and date therein mentioned.

(AFFIX SEAL)  
NY COMMISSION EXPIRES:  
APRIL 26, 1996

A. Dill Hood  
NOTARY PUBLIC

David H. Haynes  
Connie H. Haynes  
162 Quail Ridge Drive  
Madison, MS 39110  
(601) 856-4777 (home)  
(601) 982-4160 (work)

William O. Vaughan, Jr.  
Tisha F. Vaughan  
522 Post Oak Place  
Madison, MS 39110  
(601) 856-5014 (home)  
(601) 981-7422

0238-004.WPS



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 16 day of Feb, 1993, at 2:00 o'clock P.M., and was duly recorded on the FFR 16 1993, Book No. 312, Page 581.  
BILLY V. COOPER, CHANCERY CLERK BY: L Cooper D.C.



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 14<sup>th</sup> day of Sept, 1993, at 2:25 o'clock P.M., and was duly recorded on the Sept 14, 1993, Book No. 8, Page 253.  
STEVE DUNCAN, CHANCERY CLERK BY: S. Duncan D.C.