

IN THE CHANCERY COURT OF MADISON COUNTY, MISSISSIPPI

ESTATE OF PEGGY HAMILTON CAPPS, DECEASED

PETITIONER

**CLARENCE W. HAMILTON AND JAMES W. PRATT,
CO-EXECUTORS**

VS.

CIVIL ACTION NO. _____

MELVIN RICHARDSON AND KRISTIN RICHARDSON

DEFENDANTS

LIS PENDENS NOTICE

STATE OF MISSISSIPPI

COUNTY OF MADISON.....

TO THE CLERK OF THE CHANCERY COURT OF SAID COUNTY:

You are hereby notified that suit will be instituted by the undersigned in the above captioned and styled cause in the Chancery Court of Madison County, Mississippi, and that the following are all the names of the parties to said suit:

Name of Petitioner: The Estate of Peggy Hamilton Capps, Deceased, By and Through Its Co-executors, Clarence W. Hamilton And James W. Pratt

Names of Defendants: Melvin Richardson and Kristin Richardson

Kind of Suit: Enforcement of Land Sale Contract

The nature of the lien, right or interest sought to be enforced is as follows:

On or about May 21, 2001, the aforementioned petitioners were awarded Letters Testamentary. By authority of such Letters Testamentary, petitioners seek to enforce a land sale contract executed on

or about November 3, 2000, by the Defendants in favor of the now deceased Ms. Peggy Capps. Under the provisions of said contract, Defendants agreed to pay \$12,000.00 for the purchase of 3 acres of land, more particularly described below. To date, Defendants are in default \$6,800.00. Petitioners seek to attach the land for purposes of execution.

Legal Description:

The following described real estate situated in Madison County, Mississippi is involved in said suit, to-wit:

TRACT I

A parcel of land lying and being situated in the NE 1/4 of N/E 1/4 of Section 26, Township 9 North, Range 4 East, Madison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the intersection of the North line of Ratcliff Ferry with the West line of the Natchez Trace Parkway; thence run North 61° 56' West along the North line of Ratliff Ferry Road for a distance of 908.65 feet to the Point of Beginning; thence run North 61° 56' West along the North line of Ratliff Ferry Road for a distance of 371.40 feet; thence run around a curve to the right making the North line of Ratliff Ferry Road to a point that bears North 50° 15' 51" West and a cord length of 446.06 feet; thence run East for a distance of 915.96 feet; thence run South 28° 04' West for a distance of 521.18 feet the Point of Beginning containing 5.22 acres, more or less.

LESS AND EXCEPT A PARCEL PREVIOUSLY CONVEYED, TO WIT:

TRACT II

A parcel of land lying and being situated in the NE 1/4 or the NE 1/4 of Section 26, Township 9 North, Range 4 East, Madison County, MS, and being more particularly described as follows, to wit:

Commencing at the intersection of the North line of Ratliff Ferry Road with the West line of the Natchez Trace Parkway; thence run North 61° 56' West along the North line of Ratliff Ferry Road for a distance of 908.65 feet to the POB; thence run North 61° 56' West along the North line of Ratliff Ferry Road for a distance of 184.59 feet; thence run North 28° 04' East for a distance of 422.75 feet; thence run East for a distance of 209.19

feet; thence run South 28° 04' West for a distance of 521.18 feet to the POB, containing 2.00 acres, more or less.

WITNESS MY SIGNATURE, this the 12th day of October, 2001.

Respectfully submitted,

**ESTATE OF PEGGY HAMILTON CAPP,
DECEASED**

BY:


DAR KENYA M. WASHINGTON,
ATTORNEY FOR PLAINTIFF
MSB #99-703

OF COUNSEL:

STAMPS & STAMPS
269 EAST CAPITOL STREET
POST OFFICE BOX 2619
JACKSON, MISSISSIPPI 39207-2916
TELEPHONE: (601) 354-4747

1.00
Mfd
14.00

CERTIFICATE OF SERVICE

I, Dar Kenya M. Washington, attorney for plaintiff, do hereby certify that I have this day mailed via United States mail, postage prepaid, a true and correct copy of the above and foregoing Lis Pendens Notice to:

Hon. Bryan Allen
Perrilloux & Associates
660 Lakeland East Drive, Ste. 204
Jackson, MS 39232

Mr. Melvin Richardson
Mrs. Kristin Richardson
480 East Northside Drive
Jackson, MS 39206

This the 12th day of October, 2001


ATTORNEY FOR PLAINTIFF

STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 15 day of Oct 01, 2001, at 9 o'clock A M., and was duly recorded on the OCT 15 2001, Book No. 7, Page 632.

CHARLES A. WEEMS, CHANCERY CLERK

BY: Smt D.C.

