

THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:  
Riley, Caldwell, Cork & Alvis, P.A.  
207 Court Street  
Tupelo, Mississippi 38804  
(662) 842-8945

**INDEXING INSTRUCTIONS:** Southeast Quarter of Section 31, Township  
9 South, Range 6 East, City of Tupelo, Lee County, Mississippi

WARRANTY DEED

MILL VILLAGE LUMBERYARD, LLC P. O. BOX 3677 TUPELO, MS 38803 (662)891-5369	TO	CITY OF TUPELO, MISSISSIPPI 71 EAST TROY STREET TUPELO, MS 38804 (662) 840-2075
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FOR AND IN CONSIDERATION of ten dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MILL VILLAGE LUMBERYARD, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto the CITY OF TUPELO, MISSISSIPPI, the following described real property, to-wit:

TRACT NO. 1:  
Block 15 according to the Weatherford & Hildebrand survey of the Northeast Quarter of the Southeast Quarter of Section 31, Township 9, Range 6 East, City of Tupelo, Lee County, Mississippi. Said block and Deed intending to include the strip of land conveyed by K.C.M. & B. RR Company to John Clark, as shown by Deed recorded in Deed Book 73, Page 559, with the following deductions or exceptions from said Block as shown by Deed from B. T.

Clark and R. C. Clark to Mississippi Auto Company described in Deed Book 158, Page 474, said part deducted and excepted from said Block 15, described as follows: Beginning where the West line of Spring Street intersects the South line of Clark Street; running thence West along the South line of Clark Street 209 feet, more or less, to the East line of Broadway Street; thence South along the East line of Broadway Street 152-1/2 feet, more or less, to the Northwest Corner of the building formerly occupied by the Mississippi Auto Company as a paint shop; run thence in a Southeasterly direction 77 feet, more or less, to the Northeast corner of said building; run thence South 25-3/4 feet, more or less, to the North Wall of the old J. T. Fargason building; thence East along the North wall of said building to the West line of Spring Street; thence North to point of beginning. It is intended to eliminate by this exception the building formerly occupied by the Mississippi Auto Company, but not to except the room formerly occupied as a paint shop.

Reference is also made to Deeds from John Clark and B. T. Clark to Clark Grocery Company, Book 71, Page 439, and Book 98, Page 531, and Deed from B. T. And R. C. Clark to R. C. Clark as to party wall, Deed Book 207, Page 202, and the Bank of Tupelo to B. T. And R. C. Clark, Book 135, Page 394, Deed Records of Lee County, Mississippi, on file in Chancery Clerk's Office.

TRACT NO. 2:

Parcel No. 3-1, containing 11,685 square feet according to the file plat of Downtown Urban Renewal Project No. Mississippi A-7, Tupelo, Mississippi, on file in the Chancery Clerk's Office of Lee County, Mississippi, in Plat Book No. 3 at Page 84-A.

Lying and being in the Southeast Quarter of Section 31, Township 9, Range 6, City of Tupelo, Lee County, Mississippi.

TRACT NO. 3:

Beginning at the Northeast Corner of the Gravlee Building on Spring Street and run North along the West line of Spring Street 182.4 feet to the South line of Clark Street; thence along the South line of Clark Street 137.2 feet to a stake which is the Northeast corner of the property conveyed to Mrs. Jennie W. Kerr, et al; thence South 154.8 feet to a stake on the North wall of the Gravlee Building; thence along said North wall of the Gravlee Building; thence along said North wall Easterly 6 feet; thence South along the East wall of said building 25.6 feet; thence East along the North wall of the Gravlee Building to the Point of Beginning. All lying and being in the Southeast Quarter of Section 31, Township 9 South, Range 6 East, City of Tupelo, Lee

County, Mississippi.

TRACT NO. 4:

Beginning at the Northwest corner of the Gravlee Building on Broadway Street and run North along the East line of Broadway Street to the South line of Clark Street 152.5 feet; thence East along the South line of Clark Street 72.0 feet to a stake; thence South 154.8 feet to a stake on the North wall of the Gravlee Building; thence Westerly 9.9 feet to the Southeast corner of the Kerr Building; thence West along the South line of the Kerr Building 66.2 feet to the Point of Beginning. All lying and being in the Southeast Quarter of Section 31, Township 9 South, Range 6 East, City of Tupelo, Lee County, Mississippi.

TRACT NO. 5:

Commencing at an established iron at the Southeast corner of Block No. 45 of the R. F. Robertson Map of Tupelo, Mississippi, said point being at the point of intersection of the North line of Main Street and the West line of Broadway Street; and run thence South 0 degrees, 09 minutes West along the West line of Broadway Street for 1073.77 feet to a point chiseled in a concrete retaining wall (found) for a Point of Beginning; thence run South 0 degrees, 09 minutes West along the front of the main building of the Tupelo Ice Company for 147.22 feet to a point on the North line of the Burlington-Northern Railroad, said point being 150 feet at right angles from the center of the main tract; thence run North 79 degrees 46 minutes West along said right of way for 105.00 feet to an iron pin (set); thence run North 1 degree 43 minutes East along the East line of the Continental Grain Company property for 129.40 feet to an iron pin (found); thence run South 89 degrees 33 minutes East for 99.85 feet to the Point of Beginning. Lying and being in the Southeast Quarter of Section 31, Township 9 South, Range 6 East, City of Tupelo, Lee County, Mississippi.

TRACT NO. 6:

Commencing at an established iron at the Southeast corner of Block No. 45 of the R. F. Robertson Map of Tupelo, Mississippi, said point being at the point of intersection of the North line of Main Street and the West line of Broadway Street; and run thence South 0 degrees, 09 minutes West along the West line of Broadway Street for 1073.77 feet to a point chiseled in a concrete retaining wall (found) for a Point of Beginning; thence run South 0 degrees, 09 minutes West along the front of the main building of the Tupelo Ice Company for 147.22 feet for a Point of Beginning; thence run South along Broadway Street for 50.0 feet to a point on the North line of the Burlington-Northern Railroad, said point

being 100 feet at right angles from the center of the main tract; thence run Northwesterly parallel with said Main Tract centerline for 110.00 feet, more or less, to a point South of the Southwest corner of that certain lot or parcel conveyed by Southern Belle Food, Inc. to Charles A. Watson, et ux by Quitclaim Deed dated February 15, 1988 and being recorded in Book 1255 at Page 47 of the land records of Lee County, Mississippi and said point being 100 feet at right angles from the center of the main tract; thence run North for 50.0 feet, more or less, to the Southwest corner of the aforementioned lot or parcel conveyed to Charles A. Watson, et ux; thence run South 79 degrees 46 minutes West along said South line of the Watson lot for 105.0 feet to an iron pin and the Point of Beginning. Lying and being in the Southeast Quarter of Section 31, Township 9 South, Range 6 East, City of Tupelo, Lee County, Mississippi.

WITNESS THE SIGNATURE OF THE GRANTOR, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

MILL VILLAGE LUMBERYARD,  
LLC, a Mississippi limited  
liability company

BY: \_\_\_\_\_  
DOUGLAS M. WRIGHT, JR.  
Its: Managing Member

STATE OF MISSISSIPPI

COUNTY OF LEE

Personally appeared before me, the undersigned authority, in and for said county and state, the within named, DOUGLAS M. WRIGHT, JR., who acknowledged that he signed and delivered the above and foregoing instrument on the date and year therein mentioned and for the purposes therein set forth in his capacity as the Managing Member of MILL VILLAGE LUMBERYARD, LLC, a Mississippi limited liability company, having been first duly authorized to do so pursuant to the terms of the Operating Agreement of said company.

Given under my hand and seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_