

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Grantees of the balance of the indebtedness secured by a Trust Deed of Record in Book 69, Page 281, in the DeSoto County Chancery Clerk's Office at Hernando, Mississippi, we, FRANK FOTI and wife, EFFIE MAE FOTI, do hereby sell, convey and warrant to BOBBY H. DAVIS and wife, W. SUE DAVIS, as tenants by the entirety with the right of survivorship, and not as tenants in common, the following described land situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 645, Section C Southaven Subdivision in Sec. 23, Township 1 South, Range 8 West, as shown on revised Plat of said Subdivision, which is recorded in Plat Book 2, Pages 19, 20, 21, and 22 in the Chancery Court Clerk's Office DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of ways and easements for public roads and public utilities and subject to restrictions and easements of record for said subdivision.

Taxes for the year 1976 are to be paid by Grantees and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES this the 8<sup>th</sup> day of January, 1976.

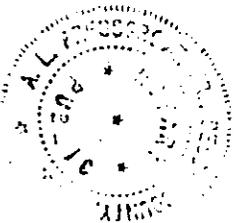
Frank Foti  
FRANK FOTI

Effie Mae Foti  
EFFIE MAE FOTI

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared beofre me, the undersigned authority in and for said County and State, the within named, Frank Foti and wife, Effie Mae Foti, who acknowledged that they signed and delivered the above and foregoing warranty deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein contained.

GIVEN UNDER MY HAND and official seal of Office this the 8<sup>th</sup> day of January, 1976.



W. L. Ruggers, Jr.  
NOTARY PUBLIC

My Commission Expires:

April 20, 1976

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 45 minutes A M. 14 day of Jan. 1976, and that the same has been recorded in Book 1A2 Page 403 records of WARRANTY DEED of said County.

Witness my hand and seal this the 14 day of Jan. 1976

Fee \$ 3.00 pd. SEAL H. R. Rogers CLERK