

WARRANTY DEED

For and in consideration of the sum of \$ 10.00 , cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, the undersigned Grantors do hereby convey and warrant unto James E. Brown and wife, Carolyn S. Brown, as tenants by the entirety with full rights of survivorship and not as tenants in co on, the following described property in the above stated County and State, to-wit:

Lot 995, Section E, Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, as per plat thereof recorded in Plat Book 9, Page 44, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

Further consideration of the above described property is the assumption by the Grantees, JAMES E. BROWN AND WIFE, CAROLYN S. BROWN, of that certain deed of trust made and executed by HARVEY EUGENE HODGES AND WIFE, NELL D. HODGES, to G. L. Oates, Trustee for Wortman & Mann, Inc., recorded at 11:00 a.m. on August 31, 1973 in Real Estate Trust Deed Book 165. page 99 in the office of the Chancery Clerk of DeSoto County, Mississippi; which was subsequently assigned by Wortman & Mann, Inc. to Federal National Mortgage Association, said assignment being recorded September 17, 1973 at 11:00 a.m. and recorded in Real Estate Trust Deed Book 165, page 538, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal balance of \$32,817.30. Grantors hereby authorize the transfer of this loan from their names into Grantees names and Grantors hereby set over and assign to Grantees without charge all escrow funds now held by Wortman & Mann, Inc.

The warranty in this deed is further subject to rights of ways for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi and further, subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1975 are to be pro-rated and possession is to be given with the delivery of this deed.

Witness our signatures this the 8th day of July 1975.

Harvey Eugene Hodges
Harvey Eugene Hodges

Nell D. Hodges
Nell D. Hodges

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned authority in and for said County and State, the within named Harvey Eugene Hodges and Nell D. Hodges whose signatures appear to the foregoing Deed and who each acknowledge that they did sign and deliver said Deed on the day and year of its date, for the purposes stated therein, as and for their free and voluntary acts and deeds.

Given under my hand and seal of office this the 8th day of July 1975.

Emfried C. Ecker
Notary Public

My Commission Expires: June 1, 1977



STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 10 o'clock 10 minutes A. M. 22 day of Nov 1977, and that the same has been recorded in Book 132 Page 290 records of Warranty Deeds of said County.
Witness my hand and seal this the 23 day of Nov 1977.
Fees \$ 2.50 Pd. SEAL H. D. Ferguson CLERK