

BOBBY R. WINTER, ET UX,
Grantors

TO

MARK CAIN, ET UX,
Grantees

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WARRANTY DEED

For and in consideration of the sum of \$10.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the assumption by the Grantees hereinafter named of that certain indebtedness evidenced by a promissory note secured by that deed of trust of record in Real Estate Trust Deed Book 216, at page 501, of record in the office of the Chancery Court Clerk of DeSoto County, Mississippi, and to which said recorded instrument reference is hereby made, We, BOBBY R. WINTER and wife, BONNIE WINTER, do hereby sell, convey and warrant unto MARK CAIN and wife, BETTY T. CAIN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described land lying and being situated in Section 36, Township 2 South, Range 7 West, DeSoto County, Mississippi:

Lot 20, Dixie Hills Estate Subdivision, Section 36, Township 2 South, Range 7 West, DeSoto County, Mississippi, as shown on plat appearing of record in Plat Book 10, Pages 19-21, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants and restrictions of record with the recorded plat of said subdivision, as amended in Deed of record in Book 130, at page 183, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The Grantees herein covenant to begin payment upon the assumed indebtedness with the regular June, 1978, installment thereof. The Grantors herein covenant that all payments through the regular May, 1978 installment have been paid. The mortgage lender shall transfer without charge the funds held in the escrow account to the Grantees herein.

Possession is given on or before 30 days from the date hereof. Taxes for the year 1978 shall be prorated between the Grantors and Grantees herein.

WITNESS OUR SIGNATURES, this the 23rd day of May, 1978.

Bobby R Winter
BOBBY R. WINTER

Bonnie Winter
BONNIE WINTER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said county and state, the within named BOBBY R. WINTER and wife, BONNIE WINTER, 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 expressed.

23rd GIVEN under my hand and official seal of office, this the May day of May, 1978.

My commission expires:

8/6/82

James McLenahan Elder
NOTARY PUBLIC



SEND TAX STATEMENTS TO

Mr. & Mrs. Mark Cain
42 Dixie Hill
Hernando, Ms 38637

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock and 30 minutes A.M. 24 day of May, 1978 and that the same has been recorded in Book No. 134, Page 101 records of Warranty Trust Deeds of said County.

Witness my hand and seal this 24 day of May, 1978

FEES 3.50 (PB) SEAL H. H. [Signature] CLERK