

RALPH SPENCER RITTS, ET UX
Grantors
TO
TOMMY BURSE
Grantee

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations the receipt and sufficiency of all of which is hereby acknowledged, we, RALPH SPENCER RITTS and wife, MARY ELIZABETH RITTS, do hereby sell, convey and warranty unto TOMMY BURSE the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows:

Lot 430, Section C, Eastover Subdivision in Section 29, Township 1 South, Range 6 West as per plat thereof recorded in Plat Book 12, pages 39-40, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration for the hereinabove described property is the assumption by the Grantees of that certain Deed of Trust in favor of Unifirst Federal Savings & Loan Association, which is recorded in Deed of Trust Book 196, page 675, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Grantors hereby set over and assign unto Grantees, without charge, all funds held in escrow in connection with the above mentioned loan.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision.

Possession is to be given upon delivery of the Deed.

Taxes for the year 1978 are to be prorated.

WITNESS our signatures this the 13 day of ~~September~~ ^{October}, 1978.

Ralph Spencer Ritts
Ralph Spencer Ritts

Mary Elizabeth Ritts
Mary Elizabeth Ritts

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named Ralph Spencer Ritts and wife, Mary Elizabeth Ritts, 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.

GIVEN under my hand and official seal of office this the 13th day of ~~September~~ ^{October}, 1978.

[Signature]
NOTARY PUBLIC



My commission expires: 3/31/82

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 8 o'clock 35 minutes A. M. 18 day of Oct. 1978, and that the same has been recorded in Book 137 Page 202 records of WARRANTY DEEDS of said County. Witness my hand and seal this the 19 day of Oct. 1978.

Fees \$2.50 pd.

SEAL H. J. Ferguson CLERK