

D-23579 msr

WARRANTY DEED

PREPARED BY
MORRIS WHITMAN, ATTY.
4041 Knight Arnold Road
Memphis, Tenn. 38118

TILIFORD LEE FLOWERS AND WIFE, ANN FLOWERS GRANTOR

TO

CHARLES MICHAEL CHARNES AND WIFE, DIANNE J. CHARNES GRANTEE

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is acknowledged Tiliford Lee Flowers and wife, Ann Flowers does hereby sell, convey and warrant to Charles Michael Charnes and wife Dianne J. Charnes as tenants by the entirety with the right of survivorship and not as tenants in common the land in DeSoto County, Mississippi, described as follows, to-wit:

Lot 705, Section D, in GREENBROOK Subdivision on Section 19, Township 1 South, Range 7 West as shown by the plat recorded in Plat Book 9, Pages 42 & 43, in the Office of the Chancery Clerk of said County. Being the same property conveyed to the Grantor by Warranty Deed of record in Book 134, Page 257, in the said Chancery Clerk's Office.

The Grantors herein, hereby convey to the Grantees all their right, title, and interest in and to the escrow account established in connection with the loan secured by Deed of Trust recorded in Book 202, Page 857, in the said Chancery Clerk's Office, payment of which Deed of Trust is hereby assumed by the Grantees.

The warranty in this deed is subject to subdivision and zoning regulations in effect and the restrictive covenants and Flowage Easements shown on the recorded plat of said subdivision.

Possession will be given on delivery of this deed, with taxes for 1978 to be pro-rated between the parties.

Witness the signature of the Grantor this the 26th day of October 19 78.

Property address: 764 Old Forge
Southaven, Mississippi
38671

Tiliford Lee Flowers
TILIFORD LEE FLOWERS
Ann Flowers
ANN FLOWERS

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me M. H. Ferguson, the undersigned in and for said County, the within named Tiliford Lee Flowers and Ann Flowers his wife, who acknowledged that the y signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 26th day of October, 19 78.

M. H. Ferguson

My Commission Expires June 11, 1979



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 2 o'clock 10 minutes P.M. 27 day of Oct. 1978, and that the same has been recorded in Book 137 Page 327 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 30 day of October 1978.
Fees \$2.50pd.
SEAL H. G. Ferguson CLERK