

LARRY W. PRATHER, ET UX,
GRANTORS

TO

TOMMIE G. ROWELL, 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 227, at page 151, 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, LARRY W. PRATHER, and wife, CAROLYN PRATHER, do hereby sell, convey and warrant unto TOMMIE G. ROWELL, and wife, GINGER LOUISE ROWELL, 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 4, Township 3 South, Range 9 West, DeSoto County, Mississippi:

Lot #6, Greenriver Estates Subdivision, in Section 4, Township 3 South, Range 9 West, DeSoto County, Mississippi, as recorded in Plat Book 16, Pages 16 et seq., in the Chancery Clerk's Office of DeSoto County, Mississippi, to which recorded plat reference is hereby made for a more particular description.

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; to the covenants, restrictions and easements set forth with the recorded plat of said subdivision and to the order authorizing the Chancery Court Clerk of said County to correct the said restrictive covenants, of record in Power of Attorney and Contracts Book 45, Page 218, as found in the office of the said Chancery Clerk of DeSoto County, Mississippi.

The Grantees herein covenant to begin payment upon the assumed indebtedness of \$14,781.80 beginning May 25, 1979. The Grantor herein covenants that all payments through the regular April, 1979, installments have been paid.

Page Two (2)

Possession is given upon the delivery of this deed with taxes for the year 1979 to be prorated between the Grantors and Grantees herein.

WITNESS OUR SIGNATURE, this the 13th day of April, 1979.

Larry W. Prather
LARRY W. PRATHER

Carolyn Prather
CAROLYN PRATHER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said county and state, the within named LARRY W. PRATHER and wife, CAROLYN PRATHER, 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 April, 1979.

My commission expires:



Dinah K. Sneed
Notary Public

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 2 o'clock 0 minutes P M. 17 day of April 1979, and that the same has been recorded in Book 141 Page 169 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 18 day of April 1979.
Fees \$5.00 pd. SEAL *H. T. Ferguson* CLERK