

WILLIAM H. AUSTIN, JR.,)
AND LYNDA T. AUSTIN,)
GRANTORS)

TO)

WARRANTY DEED

CHARLES E. DOUGLAS, ET UX,)
GRANTEES)

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, William H. Austin, Jr., and Lynda T. Austin, do hereby sell, convey and warrant unto Charles E. Douglas and wife, Vivian T. Douglas, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, State of Mississippi, more particularly described as follows, to-wit:

25.0 acres, or less, situated in the southeast quarter of Section 7, Township 2, Range 8, West, DeSoto County, Mississippi:

COMMENCING at the south^{east} ~~west~~ ^{W.H.A.} corner of Section 7, Township 2, Range 8 WEST; thence westwardly along the center line of Austin Road 1650 feet to a point, thence northwardly 330.4 feet to the point of beginning and continuing northwardly 897.60 feet to a point; thence westwardly 990.0 feet to a point on the west line of the southeast quarter of Section 7, Township 2, Range 8 WEST, thence southwardly with said west line of the southeast quarter of Section 7, Township 2, Range 8, 1188 feet to a point, thence running eastwardly parallel with and 40 feet north of the center line of Austin Road 690.0 feet to a point, thence northwardly 290.4 feet to a point; thence eastwardly 300.0 feet to the point of beginning and containing 25 acres or less.

Further consideration for the above described property is the assumption by the Grantees of that certain Deed of Trust given by William H. Austin, Jr., et ux, to Harry F. Beacham, Trustee for Federal Land Bank of New Orleans, which deed of trust is recorded in real estate deed of trust book 196, page 529, on the 25th day of February, 1976, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Possession will be given with delivery of this deed.

Taxes for the year 1979 are to be paid by Grantees and insurance policy will be pro rated.

Witness our signatures this the 6th day of July, 1979.

William H. Austin, Jr.

William H. Austin, Jr.
Lynda T. Austin

Lynda T. Austin

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STATE OF MISSISSIPPI
COUNTY OF DESOTO

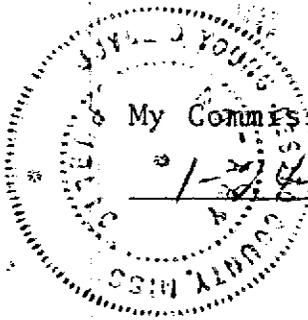
This day personally appeared before me the undersigned authority in and for said County and State, the within named William H. Austin, Jr and Lynda T. Austin, who acknowledged that they signed and delivered the above and foregoing warranty deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

6th Given under my hand and official seal of office this the day of July, 1979.

John B. Young
Notary Public

My Commission Expires:

1-27-81



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 2 o'clock and no minutes P.M. 6 day of July, 19 79 and that the same has been recorded in Book 70.142 Page 431 records of Warranty Trust Deeds of said County.

Witness my hand and seal this 9 day of July, 19 79

FEES 3.50 pd.

SEAL H. L. Ferguson CLERK