

RICHARD K. COVINGTON, et ux,
Grantors

TO

WARRANTY DEED

RODNEY E. BAKER, et ux,
Grantees

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Richard K. Covington and wife, Sherry T. Covington, do hereby sell, convey and warrant unto Rodney E. Baker and wife, Fannie L. Baker, as tenants by the entirety with full right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 146, Section A Revised, Churchwood Estates Subdivision, in Section 2, Township 2, Range 8 West, as per plat thereof recorded in Plat Book 12, Pages 45 and 46 in the office of the Chancery Clerk of DeSoto County, Mississippi

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust in favor of Pulaski Mortgage Company, recorded in Book 239, Page 643, in the office of the Chancery Clerk of DeSoto County, Mississippi, and Grantees take subject to said loan. Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by Pulaski Mortgage Company on the above described property.

The warranty in this deed is subject to the rights of ways and easements for public roads and public utilities, and subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further, subject to all applicable building restrictions, restrictive covenants, and any easements or encroachments that would appear on an accurate survey of the premises.

Possession is to be given with delivery of this deed.

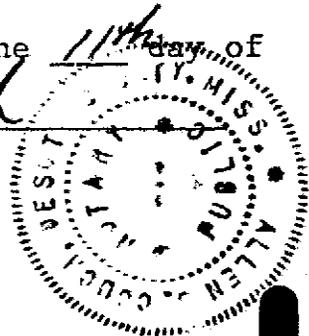
WITNESS our signatures this the 11th day of January, 1980.

[Signature]
RICHARD K. COVINGTON
[Signature]
SHERRY T. COVINGTON

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 Richard K. Covington and wife, Sherry T. Covington, 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 11th day of January, 1980.

[Signature]
NOTARY PUBLIC


My Commission Expires:
My Commission Expires Jan. 8, 1983

PROPERTY ADDRESS: 5595 Ridgetop, Horn Lake, Mississippi 38637

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock 35 minutes A.M. 14 day of Jan 1980, and that the same has been recorded in Book 145 Page 488 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 15 day of Jan 1980.
Fee \$2.50 Pd. SEAL [Signature] CLERK