

Billy Joe Murphy and wife, Patricia A. Murphy
Grantors

TO

Lynn Hawkins, Jr. and wife, Dixie Hawkins
Grantees

Y
Y
Y
Y
Y
Y
Y

WARRANTY

DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient and valuable considerations, the receipt of all of which is hereby acknowledged, We, Billy Joe Murphy and wife, Patricia A. Murphy, Grantors, do hereby sell, warrant and convey unto Lynn Hawkins, Jr. and wife, Dixie Hawkins, as tenants by the entirety with full rights of survivorship and not as tenants in common, Grantees, the following described land and property situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 2901, Section N, in Southaven West Subdivision, in Section 26, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 5, Pages 8 and 9, 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 executed by the undersigned in favor of Security Savings & Loan Association, dated 20 September 1978 and of record in Real Estate Trust Deed Book 231, Page 213, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of Twenty Six Thousand Two Hundred Ninety-two and 58/100 Dollars (\$26,292.58), 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 Bailey Mortgage Company in connection with the loan made by Security Savings & Loan Association on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

Taxes for the year 1980 are to be pro-rated and paid by Bailey Mortgage Company.

WITNESS the signature of the Grantors, this the 1st day of March, 1980.

Billy Joe Murphy
Billy Joe Murphy
Patricia A. Murphy
Patricia A. Murphy

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Billy Joe Murphy and wife, Patricia A. Murphy, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of March, 1980.

David A. Gustafson
Notary Public

My Commission expires:
18 January 1982

1954 Merrimac Cove, Southaven, MS
#144470

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 20 o'clock 50 minutes P.M. 7 day of March 1980, and that the same has been recorded in Book 146 Page 301 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 10 day of March 1980.
Fee \$2.50pd.

SEAL D. N. Ferguson
CLERK