

334
GRENADA BANK, SOUTHAVEN
8819 Northwest Drive
TO

GRANTOR
SPECIAL WARRANTY DEED

AUSTIN F. BETHAY, JR.
And Wife, MARILYN L.
BETHAY
2110 King Road
Southaven, MS 38671

GRANTEES

WHEREAS, Grenada Bank, Southaven, Mississippi held a Deed of Trust from Jimmy Glen Ferguson and wife Mary Jane Ferguson executed to George S. McInvale, Trustee on January 27, 1978 for the benefit of Grenada Bank, Southaven, Mississippi which Deed of Trust was recorded in Trust Deed Book 221 at page 453 in the office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default was made in the terms and conditions in the said Deed of Trust and Trustee offered the said property described in the Deed of Trust for sale in accordance with law on January 11, 1980, and

WHEREAS, the said Grenada Bank bought it at the auction properly described in the Deed of Trust for the sum of \$3,565.95 as evidenced by a Trustee's Deed dated February 5, 1980 by George S. McInvale, Trustee to the said Grenada Bank recorded in Deed Book 145, Page 707 of the offices of the Chancery Clerk of Desoto County, Mississippi; and

WHEREAS, the said Grenada Bank, Southaven, as grantor is desirous of selling the said property to the grantees herein, as follows:

THEREFORE, IN CONSIDERATION, of the sum of \$10.00 cash in hand paid and other valuable consideration, the receipt of all of which is hereby acknowledged, we, the Grenada Bank, Southaven, Mississippi, do hereby grant, bargain, sell and specially warrant unto the grantees, Austin F. Bethay, Jr. and wife Marilyn L. Bethay as tenants by the entirety with the full right of survivorship and not as tenants in common the land lying and being situated in DeSoto County, Mississippi described as follows, to wit:

Lot 435, Section A, Delta View Addition, Lake O' the Hills Subdivision in Section 19, Township 3, Range 9, as shown of record in Plat Book 4, Pages 23-24 in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to all applicable builder's restrictions, restrictive covenants, easements of record, any and all maintenance and/or water association dues, fees or special assessments not paid prior to this conveyance and any subsequent or future assessments for the year 1981 and subsequent years. Further, grantees herein by acceptance of this conveyance assume to agree to pay any and all ad valorem taxes for the year 1981.

WITNESS the signature of the grantor this the 18th day of December, 1980.

GRENADA BANK, SOUTHAVEN, MISSISSIPPI

By H. W. Williams
H. W. Williams - President

STATE OF MISSISSIPPI)
County of DeSoto)ss

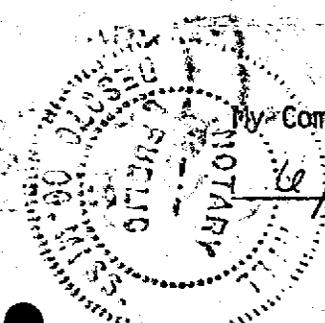
On this day personally appeared before the undersigned authority in and for the said county and state the within named H. W. Williams authorized agent and President of the Grenada Bank, Southaven, Mississippi, a Mississippi banking institution and corporation, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned for the purposes therein set forth and in the capacity therein stated for and in behalf of Grenada Bank, Southaven, after being duly authorized to so act.

Given under my hand and official seal of office this the 18th day of December, 1980.

Linda Hill
Notary Public

My Commission expires:

6/21/81



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 45 minutes A M. 12 day of Jan 1980, and that the same has been recorded in Book 152 Page 334 records of WARRANTY DEEDS of said County. Witness my hand and seal this the 28 day of January 1980. Fee \$3.50 Pd. SEAL N. D. Ferguson CLERK