

Grantor (s) Robert Payne and wife,
 To Luvenia Payne
 Grantee (s) Dorothy Newman

QUIT CLAIM 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, the undersigned Grantors, do hereby sell, convey and quit claim unto the above Grantee the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 477, Section "E", Twin Lakes Subdivision, in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 12, Pages 18 through 21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Bessie H. Payne by warranty deed of record in Book 147, Page 670 of the records of warranty deeds of DeSoto County, Mississippi.

Bessie H. Payne, a widow, died intestate on March 9, 1981, survived by three (3) children, all adults, who are all of the children whom she ever had during her lifetime and who are the following: Dorothy Newman, John Payne, Jr. and Robert Payne. All of said persons are adults and they have inherited the above described real estate.

Robert Payne executes this quit claim deed in order to convey his interest in said property to his sister, Dorothy Newman, and Luvenia Payne, wife of Robert Payne, joins in this instrument for the purpose of conveying any marital rights which she may have in said property. Robert Payne avers that he is one and the same person as Robert E. Payne. Luvenia Payne avers that she is one and the same as Luvena A. Payne. This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantee herein by acceptance of this conveyance assumes and agrees to pay a pro-rata share of all ad valorem taxes for the year 1981.

WITNESS the signatures of the Grantors this 31 day of August, 1981.

Robert E. Payne
 Robert Payne
Luvenia A. Payne
 Luvenia Payne

STATE OF TENNESSEE
 COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Robert Payne and Luvenia Payne 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 31 day of August, 1981.

Charles R. Chubb
 Notary Public

My commission expires:
June 2, 1985

(Seal)



PREPARED BY AND RETURN TO:
 MARVIN POSNER
 ATTORNEY AT LAW
 1118, 8050 POPLAR AVENUE
 MEMPHIS, TENNESSEE 38157

I certify that the within instrument was filed for record at 10 o'clock 40 minutes A.M. 10 day of Sept. 1981, and that the same has been recorded in Book 155 Page 549 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 11 day of Sept. 1981.
H. M. [Signature] Clerk