

Vivian Joyce Watson
Grantor

TO

William A. Bozarth, Jr. and wife, Ronda Bozarth
Grantees

X
X
X
X
X
X
X

WARRANTY
DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other goodl, legal, sufficient and valuable considerations, the receipt of all of which is hereby acknowledged, I, Vivian Joyce Watson, Grantor, do hereby sell, warrant and convey unto William A. Bozarth, Jr. and wife, Ronda Bozarth, 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, more particularly described as follows:

Lot 89, Section A, Revised, Churchwood Estates Subdivision, in Section 2, Township 2 South, 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 executed by Dewey M. Luzader and wife, Arlene E. Luzader, in favor of James E. McGehee & Co., Inc., dated 18 January 1979 and of record in Real Estate Trust Deed Book 237, Page 611, in the office of the Chancery Clerk aforesaid, which secures an indebtedness in the current principal amount of Forty Three Thousand One Hundred Seventy-eight and 68/100 Dollars (\$43,178.68) 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 Leader Federal in connection with the loan made on the above described property.

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

J. T. Watson, Jr., husband of Grantor, joins in this conveyance to convey any and all homestead rights he may have in said property..

WITNESS the signature of the Grantors, this the 18th day of June, 1982.

Vivian Joyce Watson
Vivian Joyce Watson
J. T. Watson, Jr.
J. T. Watson, Jr.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Vivian Joyce Watson and husband, J. T. Watson, Jr., 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 18th day of June, 1982.

My Commission expires: 10/8/85
1757 Cherry Road
Memphis, Tennessee 38117
Grantors' Address

Jerry D. Smith
Notary Public
1816 Rapier
Horn Lake, MS 38637
Grantees' Address

STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 4 o'clock 15 minutes P.M. 18 day of June 1982, and that the same has been recorded in Book 159 Page 382 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 24 day of June 1982.
Fee 2.00 pd.
H. M. [Signature] Clark