

WARRANTY DEED

Grantor (s) **JAMES MOSELEY JINKINS JR. and wife BRENDA L. JINKINS**
To

Grantee (s) **RANDY T. DOSS and wife AUDREY B. DOSS**

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 Grantor (s), do hereby sell, convey and warrant unto the above Grantee (s) the following described land and property situated in the County of DESOTO State of Mississippi, being more particularly described as follows, to-wit:

Beginning at a point being the Southeast corner of the Northwest 1/4 of Section 24, Township 2 South, Range 7 West, thence South 86°, 12' west being 624 feet West to an iron pin, thence North 1°, 43' West being 347.0 feet North to an iron pin, thence North 86°, 12' East being 624 feet East to an iron pin, thence South 1°, 43' East being 347 feet South to an iron pin being the point of beginning, containing 4.97 acres. Also permanent right of ingress and egress 15 feet on each side of center line described to-wit:

Beginning at a point 347.0 feet north and 390 feet east of the Southeast corner of the Northwest quarter of Section 24, Township 2 South, Range 7 West, DeSoto County, Mississippi; being a right of way 15 feet right and left of center of a road described as follows; North 5°, 00' West 210 feet to a point; thence North 23°, 33' West 320 feet to a point; thence North 48°, 01' West 490 feet to a point; thence North 51°, 30' West 146 feet to a point; thence North 59°, 15' West 150 feet to a point; thence North 45°, 15' West 482 feet to a point; thence North 25°, 16' West 159 feet to a point in the centerline of Pleasant Hill Road, said point being 840 feet south of the North line of said Section 24 as measured along the centerline of Pleasant Hill Road.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record, rights of Way & Public Roads. The Grantee (s) herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1983.

WITNESS the signature of the Grantors _____, this 28th day of JANUARY 1983

PROPERTY ADDRESS 2850 PLEASANT HILL RD. /

NESBITT MISSISSIPPI 38651

JAMES MOSELEY JINKINS JR. *James Moseley Jinkins Jr / James M. Jinkins*

BRENDA L. JINKINS. *Brenda L. Jinkins / Brenda C. Jinkins*

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named _____ who acknowledged that as _____ respectively, for and on behalf of and by authority of _____ they signed the above and foregoing instrument and affixed the corporate seal of said corporation thereto and delivered said instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the _____ day of _____

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named JAMES MOSELEY JINKINS 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 28th day of JANUARY 1983 & wife BRENDA L. JINKINS.

John C. Calhoun
Notary Public

My commission expires: _____

DECEMBER 29 1984

PROPERTY ADDRESS

2850 PLEASANT HILL RD
NESBITT MISS 38651

ASSUMPTION CLAUSE.

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Trust Deed dated 30th AUGUST 1979 and filed for record November 5, 1979, in the Office of the Chancery Court Clerk DESOTO County, MISSISSIPPI, in Book 251 Page 537, and Note of even date thereby secured, in the original amount of \$39,900.00 payable to LUMBERMAN'S INVESTMENT CORPORATION WHICH DEBT THE GRANTEE herein assumes and agrees to pay as part payment of the purchase price.

The grantees further hereby assumes the obligations of JAMES MOSELEY JINKINS JR. AND WIFE BRENDA L. JINKINS under the terms of the instruments creating the loan to indemnify the VETERANS ADMINISTRATION to the extent of any claim payment arising from the Guaranty or insurance of the indebtedness above mentioned.

Randy T. Doss
RANDY T. DOSS
Audrey B. Doss
AUDREY B. DOSS

John C. Calhoun
Witness - Attorney
Notary Public
TENA. #5244

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 30 minutes A.M. 16th day of Feb. 1983, and that the same has been recorded in Book 163 Page 247 records of WARRANTY DEEDS of said County.

FEE
3.50

Witness my hand and seal this the 16th day of February 1983.
I. H. Ferguson CLERK