

Bobby J. Felty and wife, Peggy E. Felty
Grantors

TO

Bobby G. Coleman and wife, Betty J. Coleman
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 good, legal, sufficient and valuable considerations, the receipt of all of which is hereby acknowledged, We, Bobby J. Felty and wife, Peggy E. Felty, Grantors, do hereby sell, warrant and convey unto Bobby G. Coleman and wife, Betty J. Coleman, 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, described more fully as follows:

Lot 25, Tall Oaks Subdivision, in Section 32, Township 1, Range 7 West, as shown on the recorded plat of said subdivision in Plat Book 6, Page 37, in the office of the Chancery Clerk of DeSoto County, Mississippi.

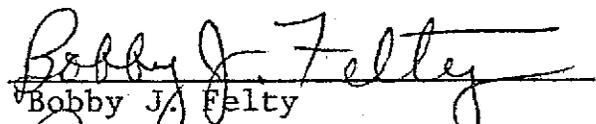
Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Joseph David Carpenter and wife, Joyce W. Carpenter, in favor of Wortman & Mann, Inc., dated 16 June 1975 and of record in Real Estate Trust Deed Book 187, Page 99, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of Thirty Seven Thousand Fifty and 14/100 Dollars (\$37,050.14), and Grantees take subject to said loan.

Further additional consideration is the assumption by Grantees of that certain Deed of Trust executed by the undersigned in favor of Juanell W. LaPointe, dated 30 October 1980 and of record in Real Estate Trust Deed Book 265, Page 437, in the office of the Chancery Clerk as aforesaid, which secures an indebtedness in the current principal amount of Thirty Three Thousand Five Hundred Fifty-nine and 97/100 Dollars (\$33,559.97), 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 Wortman & Mann, Inc. in connection with the loan made by the same on the above described property.

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

WITNESS the signature of the Grantors, this the 23rd day of February, 1983.


Bobby J. Felty

Peggy E. Felty

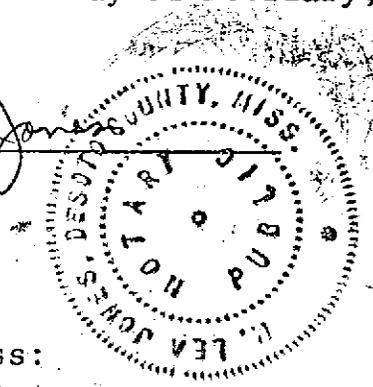
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Bobby J. Felty and wife, Peggy E. Felty, who acknowledged that they signed and delivered

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the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23rd day of February, 1983.

M. Lea Jones
Notary Public



My Commission expires:

MY COMMISSION EXPIRES AUGUST 15, 1985

Grantors' Address:

Route 1
Oakland, Mississippi 38648

Grantees' Address:

1165 JoAnn Drive
Southaven, Mississippi 38671

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 8 o'clock 00 minutes AM 24 day of Feb. 1983, and that the same has been recorded in Book 163 Page 45 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 1 day of March 1983.
H. M. Ferguson CLERK
#3.50pd