

DARRELL LEE PHILLIPS, EXECUTOR
ESTATE OF EULA FRANCES PHILLIPS,
DECEASED,

Grantor

To

A.R. DUNN, ET UX,

Grantees

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, DARRELL LEE PHILLIPS, Executor of the Estate of Eula Frances Phillips, deceased, do hereby grant, bargain, sell, convey, and warrant to A.R. DUNN and wife, EFFIE DUNN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in the City of Hernando, DeSoto County, Mississippi, described as follows, to-wit:

Lot 36, Section A, Oaklawn Subdivision, in Section 13, Township 3, Range 8 West as shown by the recorded Plat in Plat Book 1, page 30 in the office of the Chancery Clerk of said County, and being the same land conveyed to J.B. Phillips, et ux, as tenants by the entirety, by deed of date March 26, 1965, and recorded in Book 61, page 404 of the deed records of DeSoto County, Mississippi.

J.B. PHILLIPS, the other joint tenant, died November 18, 1970. Eula F. Phillips, being one and the same person as Eula Frances Phillips, died testate on February 20, 1983 and her Last Will and Testament is of record in Book 15, page 181 of the Will records of DeSoto County, Mississippi. The grantor herein has the full right and power to give a good and merchantable title to the property described hereinabove as vested in him in Item IV of said Last Will and Testament.

The hereinabove described property is conveyed subject to street rights of way, public utility easements, zoning and subdivision regulations, and health department regulations in effect in the City of Hernando and DeSoto County, Mississippi; and subject to the restrictive covenants shown on the recorded plat of said subdivision.

Taxes for the year 1983 will be paid by the Grantor. Possession is given with delivery of this deed.

WITNESS my signature, this the 11th day of August, 1983.

Darrell Lee Phillips
Darrell Lee Phillips, Executor of Estate
of Eula Frances Phillips, deceased

STATE OF MISSISSIPPI

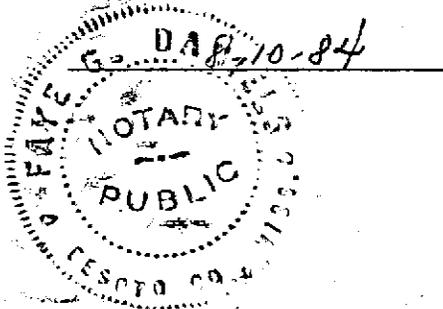
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said state and county, the within named DARRELL LEE PHILLIPS, Executor of the Estate of Eula Frances Phillips, deceased, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 15th day of August, 1983.

Jay G. Daniels
Notary Public

MY COMMISSION EXPIRES:



Grantor's address:

467 Slocum Road
Hernando, MS 38632

Grantees address:

419 South Street
Hernando, MS 38632

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 1 o'clock 40 minutes P.M. 12 day of August 1983, and that the same has been recorded in Book 166 Page 117 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 15 day of August 1983.
Fee 3.50 pl.

J. M. O'Connell CLERK