

662

WARRANTY DEED

HOMER D. COWARD and wife, LINDA SUE COWARD  
Grantors

To

JOHN P. HARDY and wife, MARTHA S. HARDY  
Grantees

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, Homer D. Coward and wife, Linda Sue Coward, do hereby sell, convey and warrant unto the above Grantees, John P. Hardy and wife, Martha S. Hardy, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 999, Section "E", in Greenbrook Subdivision, on Section 19, Township 1 South, Range 7 West, as shown by the plat recorded in Plat Book 9, Pages 44 & 45, 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 Homer D. Coward and wife, Linda Sue Coward, in favor of National Mortgage Company, dated November 28, 1979, recorded November 30, 1979 at 1:00 P.M., and recorded in Book 253, Page 15, in the office of the Chancery Clerk of DeSoto County, Mississippi; and validly assigned to Federal National Mortgage Association, dated December 3, 1979, recorded February 14, 1980, at 11:25 A.M., and recorded in Book 255, Page 471, in said Clerk's office, which secures an indebtedness in the current principal amount of \$42,627.08, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' name and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by James E. McGehee & Company in connection with loan made by National Mortgage Company on the above described property.

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

The Grantees 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 the 18th day of November, 1983.

*Homer D. Coward*  
Homer D. Coward  
*Linda Sue Coward*  
Linda Sue Coward

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Homer D. Coward and Linda Sue Coward 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 November, 1983.

*Martha C. Huggins*  
Notary Public

My Commission expires: November 28, 1987

Grantors' Address: 202 Mimosia, Osceola, Arkansas 72370  
Grantees' Address: 719 Twinwood Cove, Southaven, MS 38671

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 15 minutes A.M. 21 day of Nov. 1983, and that the same has been recorded in Book 67 Page 662 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 28 day of Nov. 1983.  
F-2 2.52 pd *H. H. Ferguson* CLERK