

THOMAS G. COX,
Grantor

TO
BILLY E. WOLFE, 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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, THOMAS G. COX, do hereby grant, bargain, sell, convey, and warrant to BILLY E. WOLFE and wife, BRENDA M. WOLFE, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain property lying and being situated in Section Six (6), Township Two (2) South, Range Eight (8) West, DeSoto County, Mississippi, described as follows:

Lot 85, Section "A", Hoytte Austin Lake Subdivision, as shown on map or plat thereof recorded in Plat Book 3, Pages 8, 9, and 10, in the office of the Chancery Court Clerk of DeSoto County, Mississippi, to which recorded plat reference is hereby made for a more particular description of said property.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to covenants, limitations, and restrictions of record on plat of said subdivision of record in Plat Book 3, Pages 8, 9, and 10, in the office of the Chancery Court Clerk of DeSoto County, Mississippi; subject to any shortages in acreage, encroachments, adverse possessions, or other matters which might be revealed by an accurate current survey; subject to easement to DeSoto Utilities Company, Inc., of record in Book 60, Page 211, of the records of DeSoto County, Mississippi; subject to Deed of Trust to Leonard L. Biggs, et ux, dated March 15, 1976, and of record in Deed of Trust Book 197, Page 258, of the records of DeSoto County, Mississippi; subject to Deed of Trust to North Mississippi Savings and Loan Association dated January 26, 1983, and of record in Deed of Trust Book 293, Page 155, of the records of DeSoto County, Mississippi.

As part of the consideration herein, Grantees shall this day

and date execute a purchase money deed of trust in favor of Grantor, the payments of which deed of trust shall be used by Grantor herein to make all payments which shall hereafter become due and payable upon the two (2) said Deeds of Trust as referred to hereinbefore, which said Deeds of Trust are not assumed by Grantees herein, and which said Deeds of Trust Grantor herein shall be responsible to pay upon receipt of the payment by Grantees herein of the said purchase money deed of trust. Satisfaction of record of said purchase money deed of trust shall act as satisfaction and cancellation of any implied vendors lien which may be retained hereby.

Taxes for the year 1984 are to be paid pro-rata as of the date of this conveyance. Taxes for all subsequent years are to be paid by Grantees. Possession with delivery of this Deed.

Witness my signature, this the 18th day of April, 1984.

Thomas G. Cox

 THOMAS G. COX

Mr. Thomas G. Cox
 6360 Ridgewood Road
 Horn Lake, MS. 38637

Mr. and Mrs. Billy E. Wolfe
 5462 Carroline Drive
 Walls, MS.

STATE OF MISSISSIPPI

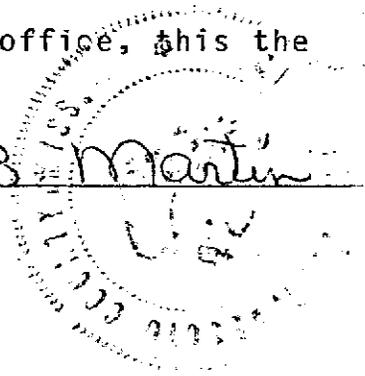
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, the within named THOMAS G. COX, who acknowledged that he signed and delivered the above and foregoing Warranty Deed as his free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 18th day of April, 1984.

Jeanette B. Martin

 NOTARY PUBLIC



MY COMMISSION EXPIRES:

1-7-88

Filed @ 3:35 P.M., April 18, 1984
 Recorded in Book 171 Page 37
 H. G. Ferguson, Clerk