

MARSHA NEAL O'NEIL,)
GRANTOR,)

TO: WARRANTY DEED

CARL NELSON, JR.,)
GRANTEE,)

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, MARSHA NEAL O'NEIL, Grantor herein, does hereby sell, convey and warrant unto CARL NELSON, JR., Grantee herein, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 158, Section A, in Brook Hollow Subdivision on Section 24, Township 1 South, Range 8 West, in DeSoto County, Mississippi, as shown by the plat recorded in Plat Book 7, Page 8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Additional consideration for this transfer is the Grantee's assumption of that certain Deed of Trust to North Mississippi Savings and Loan Association, of record dated April 5, 1978, and recorded April 6, 1978, in Trust Deed Book 223, Page 525, in the Office of the Chancery Clerk of DeSoto County, Mississippi and assigned to New North Mississippi Savings and Loan Association, in Book 299, Page 705 of said records; Grantor hereby sets over and assigns to Grantee without charge all funds contained in the escrow account associated with said Deed of Trust.

Grantee takes subject to that certain deed of trust from Marsha Neal O'Neil to William LaRue which is recorded in Trust Deed Book 223, Page 529 in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is subject to zoning, subdivision and building regulations, restrictive covenants and other subdivision declarations, and all easements of record.

The Grantee herein by acceptance of this conveyance assumes and agrees to pay a pro rata share of all ad valorem taxes for the year 1984.

WITNESS THE SIGNATURE of the Grantor this the 25th day of April, 1984.

Marsha Neal O'Neil
MARSHA NEAL O'NEIL, Grantor

162.
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority at law, in and for the jurisdiction aforesaid, the within named MARSHA NEAL O'NEIL, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY HAND and seal of office this the 25th day of April, 1984.

Peggy Neal Young
NOTARY PUBLIC

My Commission Expires:

December 12 1987

Grantor: 661 Tulane Cove, Memphis, TN 38109
Grantee: 3156 Cromwell, Memphis, TN 38118

Filed @ 9:00 AM, May 1, 1984
Recorded in Book 171 Page 161
H. G. Ferguson, Clerk