

BYRON W. HODGE,
GRANTOR

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TO

WARRANTY DEED

RODGER MOTZ, ET UX,
GRANTEES

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, BYRON W. HODGE does hereby sell, convey and warrant unto RODGER MOTZ and wife, ANN MOTZ, 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 Southaven, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 1679, Section F, Southaven West Subdivision, in Section 22, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as shown by plat recorded in Plat Book 3, Pages 29 and 30, 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 dated May 24, 1980, executed by Loyal T. Barnes, Jr., et ux, in favor of Depositors Savings Association, recorded in Book 259, Page 465, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of Thirty-Four Thousand Five Hundred Thirty-Eight and 75/100 Dollars, (\$34,538.75), and Grantees take subject to said loan.

Grantor authorizes the transfer of this loan from his name into Grantees' names and Grantor sets over and assigns unto Grantees without charge all escrow funds now held by Depositors Federal Savings in connection with loan made by Depositors Savings Association on the above described property.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Southaven, DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1984, are to be assumed and possession is to be given as agreed.

Title to the above described property is vested in Byron W. Hodge. Jeanette Hodge, wife of the said Byron W. Hodge, joins herein for the purpose of conveying any homestead rights she has in this property by virtue of her marriage to the said Byron W. Hodge.

WITNESS our signatures, this the 1st day of May, 1984.

Byron W. Hodge
Byron W. Hodge
Jeanette Hodge
Jeanette Hodge

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the State and County aforesaid, the within named BYRON W. HODGE and wife, JEANETTE HODGE, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and seal of office, this the 1st day of May, 1984.

Bessie M. Braswell
Notary Public

My Commission expires:
February 25, 1988

Grantors' Address: 9823 Sullivan Road
Hernando, Miss. 38632

Grantees' Address: 1277 State Line Road
Southaven, Miss. 38671

Filed @ 10:45 AM, May 10, 1984, Page 211
Recorded in Book 1710
G. Ferguson, Clerk