

JAMES M. BEATTY, ET UX  
GRANTORS

TO

WARRANTY DEED

JOHN C. ACKERMAN, ET UX  
GRANTEES

XXXXXXXXXX

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, JAMES M. BEATTY AND WIFE, NANCY J. BEATTY, does hereby sell, convey and warrant unto JOHN C. ACKERMAN AND WIFE, DIANE K. ACKERMAN, 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 descired as follows, to-wit:

Lot 1534, Section E, Revised Southaven West Subdivision, in Section 22, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as shown by plat thereof recorded in Plat Book 3, Pages 27-28, 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 January 12, 1983, executed by James M. Beatty, et ux, to National Mortgage Company, recorded in Book 292, Page 67, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of Thirty-four Thousand Eight Hundred Thirteen and 86/100 (\$34,813.86), and Grantees take subject to said loan.

Grantor authorizes the transfer of this loan from their names into Grantees' names and Grantors sets over and assigns unto Grantees without charge all escrow funds now held by National Mortgage Company.

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 on or before May 25, 1984.

WITNESS our signatures this the 24th day of May, 1984.

*James M. Beatty*  
James M. Beatty  
*Nancy J. Beatty*  
Nancy J. Beatty

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 James M. Beatty and wife, Nancy J. Beatty, who acknowledged that they 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 24th day of May, 1984.

*Lebbie M. Braswell*  
Notary Public

My Commission Expires:  
Feb. 25, 1988

Grantor's Address: 2273 Ashland  
Southaven, Miss. 38671

Grantees' Address: 2273 Ashland  
Southaven, Miss. 38671



Filed @ 11:30 AM, May, 1984  
Recorded in Book 171 Page 527  
H. G. Ferguson, Clerk