

162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, GEORGE W. POUNDS, have this day bargained and sold and by these presents do hereby transfer and convey unto MARVIN T. PICKETT, JR. and wife, DANA W. PICKETT, their heirs and assigns, the following described real estate situated in DeSoto County, Mississippi, and better described as follows, to-wit:

Lot 32 in Section A Delta Ridge Mobile Home Park Subdivision as shown on plat appearing of record in Plat Book 9, Pages 30-32 in the Chancery Court Clerk's Office of DeSoto County, Mississippi to which recorded plat reference is made for a more particular description. Said lot being situated in Section 7, Township 3 South, Range 9 West.

This being the same property conveyed to George W. Pounds by Warranty Deed of Walkem Development Company of Mississippi, Inc., a Mississippi Corporation, dated March 28, 1974, and recorded in Warranty Deed Book 111, Page 397, records of said County.

TO HAVE AND TO HOLD the said property unto the herein grantees, their heirs and assigns, in fee simple, forever.

I covenant that I am lawfully seized and possessed of the said property; have a good and perfect right to sell and convey the same; and that same is free and clear of all encumbrances except for restrictive covenants of said subdivision as set out on said plat of said subdivision as recorded in the Chancery Court Clerk's Office of DeSoto County, Mississippi, and further subject to the covenants, limitations and restrictions running with the land and which are enumerated on the face of that certain Warranty Deed dated March 28, 1974, as recorded in Warranty Deed Book 111, Page 397, of the records of DeSoto County, Mississippi, to which reference is hereby made and same is made a part hereof as if copied in full; and subject to the lien for 1984 real estate taxes which shall be prorated.

I do further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to

*Law Office of
Flippin, Collins & Huey
310 Main Building
Milan, Tennessee 38358*

This instrument prepared by
FLIPPIN, COLLINS & HUEY
ATTORNEYS AT LAW
310 MAIN BUILDING
MILAN, TENNESSEE 38358

the said property unto the herein grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, BETTY POUNDS, do hereby join in this instrument for the purpose of releasing any marital interest which I may have in the subject property by virtue of being the wife of the above named George W. Pounds.

WITNESS OUR HANDS THIS THE 25th DAY OF July, 1984.

George W. Pounds
GEORGE W. POUNDS

Betty Pounds
BETTY POUNDS

STATE OF TENNESSEE
COUNTY OF GIBSON

Personally appeared before me, the undersigned Notary Public, in and for said State and County, George W. Pounds and wife, Betty Pounds, within named bargainors with whom I am personally acquainted and who acknowledged before me that they executed the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND NOTARIAL SEAL AT OFFICE THIS THE 25th DAY OF July, 1984.

Janie Humphrey
NOTARY PUBLIC

MY COMMISSION EXPIRES:
9/21/86

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

State of _____
County of _____

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the _____ day of _____ 19__

My Commission expires _____

Grantee: Marvin T. Pickett Jr
1933 St. James Dr
Memphis, TN. 38116

Filed @ 4:00 P.M., August 24, 1984
Recorded in Book 173 Page 162
H. G. Ferguson, Clerk

*Law Office of
Thippen, Collins & Hargy
110 S. Main Street
P.O. Box 619
Mem. Tenn. 38101*