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WARRANTY DEED

William Thomas Hawkins and wife, Margaret C. Hawkins
GRANTORS

To

Lamar W. Keen and wife, H. Clarise Keen
GRANTEES

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, We, the undersigned Grantors, William Thomas Hawkins and wife, Margaret C. Hawkins, do hereby sell, convey and warrant unto the above Grantees, Lamar W. Keen and wife, H. Clarise Keen, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property, situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 690, Section F, Carriage Hills Subdivision, in Section 24, Township 1 South, Range 8 West, as per plat thereof recorded in Plat Book 6, Pages 3 and 4, 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 executed by William Thomas Hawkins, et ux, in favor of Colonial Savings and Loan Association, dated July 21, 1972, and recorded in Book 145, Page 370, in the office of the Chancery Clerk of DeSoto County, Mississippi; and validly assigned to Lincoln Federal Savings and Loan, dated January 15, 1973, and recorded in Book 154, Page 402, in said Clerk's office, which secures an indebtedness in the current principal amount of \$26,297.56; and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by The Kissell Company in connection with the loan made by Colonial Savings and Loan Association on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1984.

WITNESS the signatures of the Grantors this the 10th day of October, 1984.

William Thomas Hawkins
William Thomas Hawkins

Margaret C. Hawkins
Margaret C. Hawkins

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named William Thomas Hawkins and Margaret C. Hawkins, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 10th day of October, 1984.

Martha C. Higgins
Notary Public

My Commission expires:
November 28, 1987

Grantors' Address: 5100 Highway 301, Walls, MS 38680

Grantees' Address: 776 Rasco Road, Southaven, MS 38671

Filed @ 9:15 AM, Oct. 12, 1984
Recorded in Book 124 Page 94
L. G. Ferguson, Clerk