

SHIRLEY L. DUNCAN, ET AL,
GRANTORS

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TO

WARRANTY DEED

GENE WEVER, 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, SHIRLEY L. DUNCAN, now known as SHIRLEY L. DUNCAN COLEMAN, MELBA DUNCAN, widow, RONALD DEAN DUNCAN, BONITA DUNCAN BURNS, and JACINDA DARLENE DUNCAN, a minor, by and through her guardian, SHIRLEY LOUISE DUNCAN (Coleman), being the sole surviving heirs of JERRY D. DUNCAN, do hereby sell, convey and warrant unto GENE WEVER and wife, HATTIE WEVER, 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 219, Section A, Revised, Southaven Subdivision, in Section 14, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as shown by plat thereof recorded in Plat Book 2, Pages 4 and 5, 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 April 26, 1963, executed by Jerry D. Duncan and wife, Shirley L. Duncan, to Allied Investment Company, recorded in Book 69, Page 541; and assigned to Excelsior Savings Bank by instrument recorded in Book 70, Page 472, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of Eight Thousand, Seven Hundred Fifty-Three and 33/100 Dollars (\$8,753.33), and Grantees take subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors set over and assign unto Grantees without charge all escrow funds now held by Mortgage Corporation of the South in connection with loan made by Allied Investment Company 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 with delivery of Deed.

Jacinda Darlene Duncan, a minor 17 years of age joins in this Deed for the purpose of evidencing her consent to this transfer. The Guardian executed this instrument pursuant to authority granted in Cause No. 82-11-674, Chancery Court of DeSoto County, Mississippi.

Gary Coleman joins in this conveyance for the purpose of conveying his homestead rights in the above described property.

WITNESS our signatures, this the 25th day of October, 1984.

Shirley L. Duncan Coleman
Shirley L. Duncan, now known as Shirley L. Duncan Coleman

Melba Duncan
Melba Duncan

Ronald Dean Duncan
Ronald Dean Duncan

Bonita Duncan Burns
Bonita Duncan Burns

Jacinda D. Duncan

Jacinda Darlene Duncan
Jacinda Darlene Duncan

Jacinda Darlene Duncan By Shirley Louise Coleman
Jacinda Darlene Duncan by Shirley
Louise Duncan Coleman, guardian

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 SHIRLEY L. DUNCAN, now known as SHIRLEY L. DUNCAN COLEMAN, RONALD DEAN DUNCAN, BONITA DUNCAN BURNS, and JACINDA DARLENE DUNCAN, 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 25th day of October 1984.

Bekkie M. Russell
Notary Public

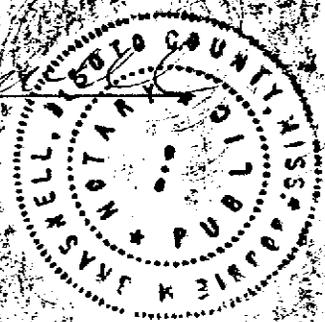


My Commission expires:
February 25, 1988

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 MELBA DUNCAN, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Seal of office, this the 25th day of October, 1984.

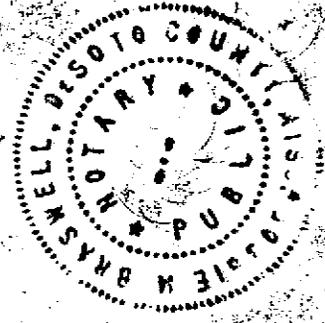
Lethie M. Basswell
Notary Public


My Commission expires:
February 25, 1988

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 JACINDA DARLENE DUNCAN by SHIRLEY LOUISE DUNCAN COLEMAN, Guardian, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Seal of office, this the 25th day of October, 1984.

Lethie M. Basswell
Notary Public


My Commission expires:
February 25, 1984

Grantors' Address: P. O. Box 632
Millington, Tenn. 38053

Grantees' Address: 8894 Cypress Cove
Southaven, Miss. 38671

Filed @ 11:30 AM, Oct: 30, 1984
Recorded in Book 174 Page 337
H. G. Ferguson, Clerk