

KEITH M. COLEMAN, ET UX,
GRANTORS

TO
BEN P. DAVIS, ET UX,
GRANTEES

X
X
X
X
X
X
X

WARRANTY DEED

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, KEITH M. COLEMAN and wife, LAVON W. COLEMAN, do hereby sell, convey and warrant unto BEN P. DAVIS and wife, REBECCA J. DAVIS, 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 Horn Lake, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 390, Section B, South Half and Section East of Cow Pen Creek, DeSoto Village Subdivision, in Section 34, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown in plat recorded in Plat Book 8, Pages 16-21, 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 November 25, 1980, executed by Allen W. Wade, Jr., et ux, in favor of Depositors Savings Association, recorded in Book 266, Page 501, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of Twenty-Seven Thousand One Hundred Twenty-Four and 57/100 Dollars (\$27,124.57) 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 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 Horn Lake, DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1985, are to be assumed and possession is to be given with delivery of Deed.

WITNESS our signatures, this the 12th day of February, 1985.

Keith M. Coleman
Keith M. Coleman

Lavon W. Coleman
Lavon W. Coleman

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 KEITH M. COLEMAN and wife, LAVON W. COLEMAN, 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 12th day of February, 1985.

Leticia B. Russell
Notary Public

My Commission expires:
Feb. 25, 1988

Grantors' Address: 2088 Aspen Drive
Nesbit, Miss. 38651

Grantees' Address: 4570 Victoria Drive
Nesbit, Miss. 38651

Filed @ 11:00 A M, 15 Feb, 1985
Recorded in Book 176 Page 341
H. G. Ferguson, Clerk

This transaction was made without the benefit of a title search.