

WARRANTY DEED

M. Fred Baldwin and wife, Carolyn Baldwin  
GRANTORS

To

Carl L. Bland and wife, Sharon L. Bland  
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, M. Fred Baldwin and wife, Carolyn Baldwin, do hereby sell, convey and warrant unto the above Grantees, Carl L. Bland and wife, Sharon L. Bland, 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, City of Southaven, State of Mississippi, being more particularly described as follows, to-wit:

Lot 899, Section "C", Revised Plan, Southaven Subdivision, in Section 23, Township 1 South, Range 8 West, as recorded in Plat Book 2, Pages 19 through 22, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by M. Fred Baldwin, et ux, in favor of National Mortgage Company, dated January 18, 1985, and recorded in Book 331, Page 190, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$36,000.00, 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 National Mortgage Company in connection with loan made by same 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 1985.

WITNESS the signatures of the Grantors this the 29th day of March, 1985.

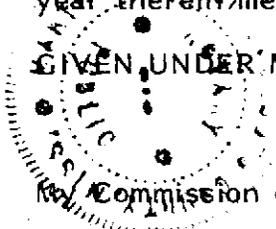
M. Fred Baldwin  
M. Fred Baldwin  
Carolyn Baldwin  
Carolyn Baldwin

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named M. Fred Baldwin and Carolyn Baldwin, 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 29th day of March, 1985.



Martha C. Ferguson  
Notary Public

Commission expires: November 28, 1987

Grantors' Address: 481 Douglas E.C., Hernando, MS 38632

Grantees' Address: 1831 Tad Cove, Southaven, MS 38671

Filed @ 11:00 A.M. April 1, 1985  
Recorded in Book 177 Page 255  
H. G. Ferguson, Clerk