

Grantors' Address: 1118 Brandywine Southaven, Ms. 38671
Grantees' Address; 8304 Hastings Cove Southaven, Ms. 38671

CLARENCE SUTTON, ET UX,)
GRANTORS)
TO)
JOHN KEVIN MAXWELL, ET UX,)
GRANTEES)

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, CLARENCE SUTTON and wife, JEAN SUTTON does hereby sell, convey and warrant unto JOHN KEVIN MAXWELL and wife, LORIE ANN MAXWELL 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 2056, Section I, Southaven West Subdivision, in Section 23, Township 1 South, Range 8 West, in the City of Southaven, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 3, Pages 42-43, 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 27, 1972, executed by Richard Dancel Miller and wife, Branda Kay Miller, in favor of Bailey Mortgage Company, now assigned to Fleet Mortgage Corporation, recorded in Book 150, Page 707, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal sum of SEVENTEEN THOUSAND TEN AND 70/100 Dollars (\$17,010.70) 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 Fleet Mortgage Corporation in connection with loan 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 1985 are to be assumed by the Grantees and possession is to be given with delivery of Deed.

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

Clarence E. Sutton

Clarence Sutton
Jean Sutton

Jean Sutton

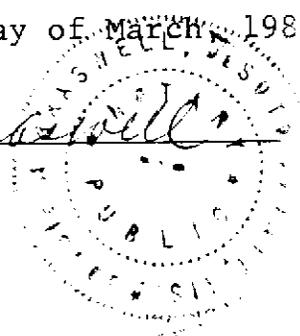
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law, in and for the State and County aforesaid, the within named CLARENCE SUTTON and wife, JEAN SUTTON, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY HAND and Seal of Office, this the 29th day of March, 1985

Lottie M. Braswell

Notary Public



My Commission expires:
February 25, 1988

Filed @ 10:30 A.M., April 2, 1985
Recorded in Book 177 Page 278
H. G. Ferguson, Clerk