

DONALD LEE RUSSELL, et ux, *
 JOYCE REBECCA RUSSELL, *
 GRANTORS, *
 *
 TO *
 *
 ROBERT J. KEITGES, et ux, *
 MARY ALICE KEITGES, *
 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, DONALD LEE RUSSELL and wife, JOYCE REBECCA RUSSELL, do hereby sell, convey, and warrant unto ROBERT J. KEITGES, and wife, MARY ALICE KEITGES, 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 1350, Section G, Greenbrook Subdivision, in Section 30, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi, as shown by the plat thereof appearing of record in Plat Book 11, Pages 15-20, 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 the undersigned in favor of First Tennessee Bank N.A., dated July 11, 1977, recorded in Book 213, Page 600, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of Twenty-Five Thousand One Hundred Sixty-Eight and 43/100 Dollars, (\$25,069.38³), 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 First Tennessee Bank N.A., in connection with loan made by same 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 building restrictions and restrictive covenants of record.

Taxes for year 1985 are to be assumed and possession is to be given on or before June __, 1985.

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

Donald Lee Russell
 DONALD LEE RUSSELL
Joyce Rebecca Russell
 JOYCE REBECCA RUSSELL

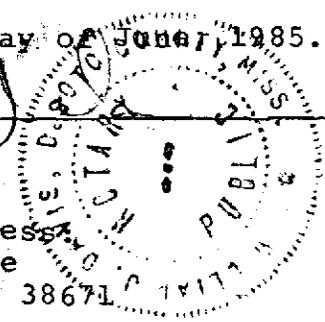
STATE OF MISSISSIPPI
 COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said State and County, the within named DONALD LEE RUSSELL and JOYCE REBECCA RUSSELL, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as their free act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL of office, this the 12th day of June, 1985.

My Commission Expires:
My Commission Expires Aug. 13, 1985

W. J. Wells
 Notary Public
 7585 Millbridge
 Southaven, MS 38671



Grantors' Address:
 Box 102
 Lake Cormorant, MS 38641