

PHIL SCOTT EMERSON, SR., GRANTOR

TO

WARRANTY DEED

A. CINCLAIR MAY, GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the Grantee to the Grantor and other good and valuable consideration the receipt of which is hereby acknowledged, the assumption and agreement to pay that certain indebtedness to Schumacher Mortgage Company evidenced by a promissory note, secured by a deed of trust dated December 12, 1963, and recorded in Trust Deed Book 73, Page 455, in the office of the Chancery Clerk of DeSoto County, Mississippi, subsequently assigned to the Mutual Benefit Life Insurance Company of Newark, New Jersey by instrument dated January 18, 1964, and recorded in Trust Deed Book 74, page 309 in the office of the Chancery Clerk of DeSoto County, Mississippi and the execution and delivery by the Grantee of a purchase money promissory note in the sum of Thirty One Thousand Dollars (\$31,000.00) and secured by a deed of trust on the hereinafter described real property and which deed of trust is subordinate to the aforescribed deed of trust to Schumacher Mortgage Company, I, Phil Scott Emerson, Sr., do hereby sell, convey and warrant to A. Cincclair May, the land lying and being situated in the town of Hernando, DeSoto County, Mississippi, described as follows, to-wit:

Part of Lot 384 and 385 of the original plat of the Town of Hernando, in Section 13, Township 3, Range 8, described as beginning at the Northwest corner of Lot 385 as shown by the original plat of the Town of Hernando, on file in the office of the Chancery Clerk in Section 13, Township 3, Range 8 West; thence East along the North line of said lot 14.6 feet to a point which is the Northwest corner of the Rutherford lot; thence South along the West line of said Rutherford lot 154.0 feet to a point in the North line of lot 22 of Fairview Heights Subdivision; thence westwardly along said North line and projection thereof 168.0 feet to a fence in the Southeast corner of the Hopper lot; thence northwardly along the east line of said lot along said fence 152.0 feet to a point in the North line of town lot 384; thence eastwardly along said North line 166.7 feet to the point of beginning, being the same property conveyed to Grantor herein by Phil Scott Emerson, Jr., and filed in the office of the Chancery Clerk of DeSoto County, Mississippi.

For the above mentioned consideration, the Grantor herein conveys and assigns to the Grantee all of his right, title and interest in and to any escrow accounts he has in connection with the above mentioned indebtedness.

The Warranty in this deed is subject to building, subdivision and zoning regulations in effect in the said town of Hernando, right-of-way and easements for public roads and public utilities, and to covenants and restrictions as shown on the said recorded plat of said subdivision.

Grantee covenants to commence payment upon the assumed indebtedness with the regular July, 1985 payment and Grantor covenants all payments to date have been made and no payments are delinquent as of this date.

Possession of said property is to be delivered by Grantor to Grantee with delivery of this deed.

Taxes for 1985 are to be prorated as of the date of this instrument. WITNESS my signature on this the 26 day of June, 1985.

*Phil Scott Emerson, Sr.*  
PHIL SCOTT EMERSON, SR.

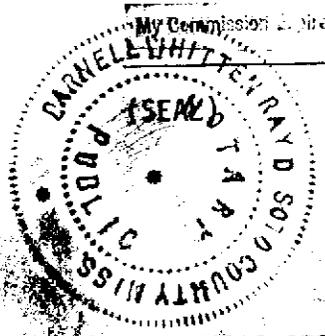
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, Phil Scott Emerson, Sr., who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this 26 day of June, 1985.

*Darrell Whitten Lay*  
NOTARY PUBLIC

My Commission Expires: May 20, 1988



GRANTEE'S ADDRESS: 3831 Wheeler Rd, Hernando, MS 38632

GRANTOR'S ADDRESS: 696 Mt. Pleasant Rd., Hernando, MS 38632

Filed @ 2:20 PM, June 26, 1985  
Recorded in Book 179 Page 114  
H. G. Ferguson, Clerk