

609

HELEN JEAN HURST,

GRANTOR,

TO:

WARRANTY DEED

JERRY W. OSBORNE, ET UX,

GRANTEES.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, HELEN JEAN HURST, do hereby sell, convey and warrant unto JERRY W. OSBORNE and wife, MALINDA P. OSBORNE, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot No. 7 of Woodland Lake Subdivision as shown on plat of record in Plat Book 1, Pages 15A, 15B and 15C, in the land records of DeSoto County, Mississippi, in the office of the Chancery Clerk of said county, to which recorded plat reference is made for a more particular description, said property being in Section 18, Township 3 South, Range 9 West, DeSoto County, Mississippi.

Also a proportionate part of the lake known as Woodland Lake and a proportionate part of the Dam Site.

This conveyance is made subject to maintenance assessments; conditions, restrictions and provisions as set forth on the plat of record in Plat Book 1, Pages 15A, 15B and 15C, in the Chancery Clerk's office of DeSoto County, Mississippi; easements to Coahoma Electric Power Association in Deed Book 37, Page 429, Deed Book 37, Page 430, and re-recorded in Deed Book 37, Page 433, in said Clerk's office; reservation of 1/2 gas and oil mineral rights recorded in Book 53, Page 194.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect and, further, subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1985 are to be pro-rated and possession is to be given on or before September 1, 1985.

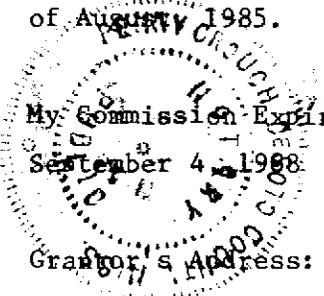
WITNESS the signature of the Grantor, this the 2nd day of August, 1985.

Helen Jean Hurst
HELEN JEAN HURST

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named HELEN JEAN HURST, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned as her voluntary act and deed.

GIVEN under my hand and official seal of office, this the 2nd day of August, 1985.



Penny Crouch
NOTARY PUBLIC

My Commission Expires:

September 4, 1988

Grantor's Address: 456 North McNeil St., Memphis, TN 38112

Grantee's Address: 11406 Lakeview Cove, Eudora, MS

Filed @ 4:00 P.M. Aug. 2, 1985
Recorded in Book 179 Page 609
H. G. Ferguson, Clerk