

WARRANTY DEED

JOEL DAVID MURRAY and wife, BARBARA B. MURRAY
GRANTORS

TO

JOSEPH PRICE PHILLIPS and wife, ROSEMARY ROBERTS PHILLIPS
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, JOEL DAVID MURRAY and wife, BARBARA B. MURRAY, being the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantees, JOSEPH PRICE PHILLIPS and wife, ROSEMARY ROBERTS PHILLIPS, 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, State of Mississippi, being more particularly described as follows, to-wit:

Lot 766, Section F, Carriage Hills, in Section 24, Township 1 South, Range 8 West, as per plat thereof recorded in Plat Book 6, Pages 3 and 4, 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 National Mortgage Company, dated June 24, 1983, and recorded in Book 299, Page 629, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$54,569.80, 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 26 day of July, 1985.

Joel Murray
JOEL DAVID MURRAY
Barbara B. Murray
BARBARA B. MURRAY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Joel David Murray and wife, Barbara B. Murray, 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 26 day of July, 1985.

Quant Johnson
Notary Public

My Commission expires:
November 28, 1987

GRANTORS' ADDRESS: 1633 Manchester Cove, Southaven, MS 38671

GRANTEES' ADDRESS: 8381 Farmington Drive E., Southaven, MS 38671

Filed @ 9:30 AM, 30 July, 1985
Recorded in Book 179 Page 613
H. G. Ferguson, Clerk