

24
JAMES B. WARREN, ET UX,
GRANTORS

TO

CHARLES F. MARTIN, ET UX,
GRANTEES

X
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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, JAMES B. WARREN does hereby sell, convey and warrant unto CHARLES F. MARTIN and wife, DOROTHY R. MARTIN, 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 1050, Section A, Southaven West Subdivision in Section 23, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as shown by the plat thereof recorded in Plat Book 2, Pages 43-46, 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 August 10, 1979, executed by Douglas Howard Walker and wife, Linda Thomasson Walker, in favor of Lumbermen's Investment Corporation, recorded in Book 247, Page 687, in the office of the Chancery Clerk of DeSoto County, Mississippi, and Grantees take subject to said loan.

Grantor authorizes the transfer of this loan from his name into Grantees' names and Grantor sets over and assigns unto Grantees without charge all escrow funds now held by Lumbermen's Investment Corp. 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 applicable building restrictions and restrictive covenants of record.

Taxes for the year 1985, are to be assumed and possession is to be given on or before December 1, 1985.

Grantor, Geneva Warren, joint in this conveyance for the purpose of conveying her homestead rights in the above described property.

WITNESS our signatures, this the 13th day of November, 1985.

James B. Warren
James B. Warren

Geneva Warren
Geneva Warren

STATE OF MISSISSIPPI
COUNTY OF DESOTO

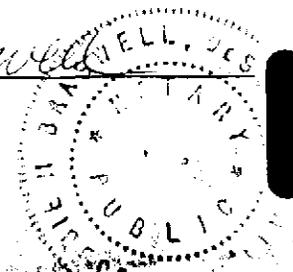
This day personally appeared before me, the undersigned authority of law, in and for the State and County aforesaid, the within named JAMES B. WARREN and wife, GENEVA WARREN, who acknowledged they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Seal of Office, this the 13th day of November, 1985.

Filed 11:30 AM, 14 Nov, 1985
Recorded in Book 183 Page 24

Delia M. Gusswell
Notary Public

H. G. Ferguson, Clerk
My Commission expires:
Feb. 25, 1988



Grantors' Address: 8289 Baldwin Cove
Southaven, MS 38671

Grantees' Address: 320 Willow Bend Cove
Southaven, MS 38671