

WARRANTY DEED

This deed of conveyance this day made by the undersigned, Allen Dale Cole, Jr. and wife, Karen S. Cole, hereinafter referred to as the GRANTORS to and in favor of Darren H. Downen and wife, Lorrie K. Downen, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand this day paid by the GRANTEES to the GRANTORS and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby sell, convey and warrant unto the GRANTEES as tenants by the entirety with full rights of survivorship and not as tenants in common the following described real property situated in the City of Hernando, DeSoto County, Mississippi, to-wit:

In Section 13, Township 3, Range 8 West described as,

The West part of Lots 209 and 210, as shown on the plat of said Town on file in the Office of the Chancery Clerk of Desoto County, Mississippi, more particularly described as beginning at a point in the south line of Valley Street, 179 feet west of the southwest corner of the intersection of Caffey Street and Valley Street as now situated measured along the back of the present curb of Valley Street, which point is the northwest corner of the lot conveyed to Margueritte B. Douglas, thence west 86.6 feet to the northwest corner of Lot 210; thence south measuring from the back of curb on Valley Street a distance of 136 feet, 3 inches, to the southwest corner of Lot 209; thence east with the south line of Lot 209 a distance of 87.3 feet to the southwest corner of the Douglas lot; thence north with the west line of the Douglas lot 136 feet, 3 inches, to the point of beginning less and except any part of said lot dedicated for street purposes.

Taxes on said real property for the year 1986 shall be prorated by the parties as of the date of this instrument and taxes on said properties for the year 1987 and all subsequent years are hereby excepted from the foregoing covenant of warranty.

The warranty in this deed is made subject to rights of ways and easements for public roads and public utilities and to subdivision, zoning and health regulations in effect in the City of Hernando, DeSoto County, Mississippi.

Possession shall be given on or before the 28th day of February, 1986.

WITNESS OUR SIGNATURES on this the 4th day of February, 1986.

Allen Dale Cole, Jr.
ALLEN DALE COLE, JR.

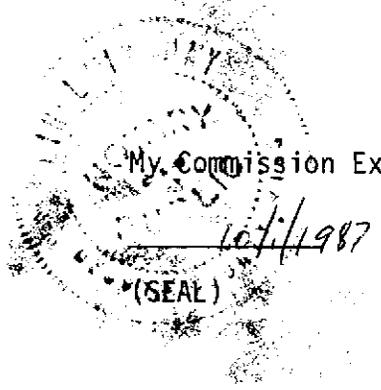
Karen S. Cole
KAREN S. COLE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Before me, the undersigned authority in and for the aforesaid county and state, this day personally appeared the above named Allen Dale Cole, Jr. and wife, Karen S. Cole, who each acknowledged that they signed and delivered the foregoing instrument on the date thereof as their free and voluntary act and deed.

Given under my hand and official seal on this the 4th day of February, 1986.

Circula May
NOTARY PUBLIC



My Commission Expires:

GRANTORS ADDRESS:

943 Magnolia
Hernando, MS 38632

GRANTEES ADDRESS:

80 West Valley
Hernando, MS 38632

Filed @ 1:44 P M, Feb. 4, 1986
Recorded in Book 184 Page 422
H. G. Ferguson, Clerk