

WARRANTY DEED

PREPARED BY:
SIDNEY M. KATZ, ATTY.
4041 KNIGHT-ARNOLD ROAD
MEMPHIS, TENN. 38118

PHIL GARCIA, JR., unmarried, GRANTOR

TO

JERRY E. TUCKER, JR. and wife, DEBORAH L. TUCKER GRANTEE

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is acknowledged Phil Garcia, Jr., unmarried, does hereby sell, convey and warrant to Jerry E. Tucker, Jr. and wife Deborah L. Tucker as tenants by the entirety with the right of survivorship and not as tenants in common the land in DeSoto County, Mississippi, described as follows, to-wit:

Lot 1005, Section A, in Southaven West Subdivision on Section 23, Township 1 South, Range 8 West as shown by the plat recorded in Plat Book 2, Page 43-46, in the Office of the Chancery Clerk of said County. As per survey by TIDWELL SURVEY COMPANY, dated July 11, 1986; and being the same property conveyed to the Grantor herein by Warranty Deed of record in Deed Book 178; at page 570 in said Chancery Clerk's Office.

Sellers Address: 953 Millcreek Pl.
Southaven, Ms. 38671

Mail tax bills to: National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

The warranty in this deed is subject to subdivision and zoning regulations in effect and the restrictive covenants and Easements shown on the recorded plat of said subdivision.

Possession will be given on delivery of this deed, with taxes for 1986 to be pro-rated between the parties.

Witness the signature of the Grantor this the 28th day of JULY 19 86.

Property address:
8372 Laurette Cove
Southaven, MS 38671

Phil Garcia, Jr.
Phil Garcia, Jr.

STATE OF TENNESSEE
COUNTY OF SHELBY

Filed @ 10:40 AM, July 31, 198 6
Recorded in Book 188 Page 225
H. G. Ferguson, Clerk

Personally appeared before me _____, the undersigned in and for said County, the within named Jerry E. Tucker, Jr. and Deborah L. Tucker his wife, who acknowledged that they signed and delivered the foregoing instrument on the _____ day and year therein mentioned.

Given under my hand and seal this 28th day of JULY

Susan Rogers
Notary Public
My Commission Expires Jun. 8, 1988