

586
JOE AUSTIN d/b/a
AUSTIN QUALITY HOME BUILDERS
GRANTOR

TO

MICHAEL S. BROWN, ET UX
GRANTEES

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 and sufficiency of all of which is hereby acknowledged, JOE AUSTIN d/b/a AUSTIN QUALITY HOME BUILDERS, does hereby sell, convey and warrant unto MICHAEL S. BROWN and wife, JOSEPHINE M. BROWN as joint tenants with the full rights of survivorship and not as tenants in common, the land and all improvements thereon, lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 76, Section G, Church Road Estates Subdivision, in Section 2, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 25, Pages 1-2, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to all building restrictions, easements, rights of ways, oil, gas or other mineral reservations together with any restrictive covenants of record.

It is understood and agreed that the taxes for the year 1986 have prorated as of this date and possession is to be given with delivery of the deed.

WITNESS MY SIGNATURE this the 22 day of October, 1986.

Joseph E. Austin Joe Austin
Joe Austin d/b/a Austin
Quality Home Builders

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for the aforesaid jurisdiction the within named, Joe Austin d/b/a Austin Quality Home Builders, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the _____ of October, 1986.

Barbara J. Greenfield
Notary Public


My commission expires:

My Commission Expires Aug. 8, 1989

Grantors' Address: P.O. Box 413, Horn Lake, Ms 38637

Grantees' Address: 5385 Ridgetop, Horn Lake, Ms 38637

Filed @ 10:00 AM Oct. 2, 1986
Recorded in book 189 Page 586
H. G. Ferguson, Chancery Clerk