

408

D-150154 sw (NIX)

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

WARRANTY DEED

Jack D. Sheppard and wife, Katherine C. Sheppard GRANTOR

TO

Mark Aaron Nix and wife, Mary Ann Nix GRANTEE

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is acknowledged Jack D. Sheppard and wife, Katherine C. Sheppard does hereby sell, convey and warrant to Mark Aaron Nix and wife, Mary Ann Nix 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 387, Section "B", Rev., in Greenbrook Subdivision in Section 19, Township 1-South, Range 7-West, as shown by the plat recorded in Plat Book 8, Page(s) 51-52, in the Office of the Chancery Clerk of said County. Being the same property conveyed to Jack D. Sheppard and wife, Katherine C. Sheppard, by virtue of W/D dated 2/8/80 of record in Deed Book 146, at page 35, in the office of the Chancery Clerk of DeSoto County, Mississippi. As per survey by SMITH ENGINEERING COMPANY, dated December 18, 1986.

The warranty in this deed is subject to subdivision and zoning regulations in effect and the restrictive covenants and Flowage 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 24th day of December, 1986.

Property address: 931 Rustwood Drive  
Southaven, MS 38671

Jack D. Sheppard  
JACK D. SHEPPARD

Seller's address: 8230 Elmbrook  
Southaven, Ms. 38671

Katherine C. Sheppard  
KATHERINE C. SHEPPARD

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said County and State, the within named JACK D. SHEPPARD and KATHERINE C. SHEPPARD, his wife, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 24th day of December, 1986.

Theresa G. [Signature]  
NOTARY PUBLIC  
MEMPHIS, TENN.

My Commission Expires May 30, 1988

My commission expires:

4:30 p Dec. 30 '86  
192 408  
Mississippi Chancery Clerk