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MARY B. DAVIS, by
Attorney-In-Fact,

Grantor

TO

WARRANTY DEED

JOHNNY N. BILLINGS, ET UX,

Grantees

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, MARY B. DAVIS, acting by and through MORRIS C. BOURLAND, attorney-in-fact for the said MARY B. DAVIS under and by virtue of Limited Power Of Attorney dated April 22, 1986, and of record in Power of Attorney And Contract Book 55 , Page 503, of the records of DeSoto County, Mississippi, does hereby grant, bargain, sell, convey, and warrant to JOHNNY N. BILLINGS and wife, BRENDA K. BILLINGS, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

Lot Number Thirty-Five (35) of the Magnolia Drive Subdivision in the Town of Hernando, DeSoto County, Mississippi, as shown on Plat recorded in Plat Book Number One (1), Page Number Nine (9), of record in the Office of the Chancery Court Clerk of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 18, Township 3, Range 7, DeSoto County, Mississippi; and

A triangular strip of land off of the south side of Lot 36 in Magnolia Drive Subdivision as shown by the plat recorded in Plat Book 1, Page 9, in the Office of the Chancery Clerk of said County, in Section 18, Township 3, Range 7, described as BEGINNING at the common corner of Lots 24, 25, 26, 35, and 36, as shown by said plat; thence in a northeasterly direction on the north line of Lot 35 as shown on said plat, 162.5 feet to a north corner of Lot 35; thence following Vaiden Street north 15 feet to an iron pin; thence south 50° 59' west 163.0 feet to the point of beginning.

Grantor does further hereby convey and warrant the Range/Oven, all carpet, draperies, and the four (4) window air-conditioning units, all as situated in the residence located on said property.

By way of explanation, MILLARD W. DAVIS, husband of and joint tenant with Grantor herein, died intestate, leaving as his sole and only heir at law his wife, the Grantor herein. Grantor hereby warrants against any and all claims which may arise by virtue of the fact that the estate of the said MILLARD W. DAVIS has not been

probated, and no notice has been give to creditors of said estate.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 1, Page 9, of the records of DeSoto County, Mississippi; subject to taxes for the year 1987, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1987; and subject to any encroachments, boundary line disputes, adverse possessions, or any other matters which might be revealed by an accurate current survey.

Taxes for the year 1987 are to be paid pro-rata as of the date of this Deed. Taxes for all subsequent years are to be the responsibility of Grantees, their heirs and assigns.

Possession of the above described property is given with delivery of this Deed.

WITNESS my signature, as agent and attorney-in fact for the said MARY B. DAVIS, this the 17th day of March, 1987.

Morris C. Bourland
MORRIS C. BOURLAND, agent and Attorney-In-Fact for MARY B. DAVIS

Mrs. Mary B. Davis
321 Lafayette Street
Dadeville, AL 36853

Mr. and Mrs. Johnny N. Billings
351 Vaiden Drive
Hernando, MS. 38632

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named MORRIS C. BOURLAND, who acknowledged that he, acting as agent and attorney-in-fact for MARY B. DAVIS under and by virtue of Limited Power Of Attorney, did sign and deliver the above and foregoing WARRANTY DEED as his free and voluntary act and deed in such capacity, he having full authority to so do, on the day and date mentioned therein, and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 17th day of March, 1987.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
September 24, 1988

William F. Hagan
NOTARY PUBLIC
Filed @ 1130 A March 24, 1987
Recorded in book 194 Page 190
H. G. Ferguson, Chancery Clerk