

WARRANTY DEED

This deed of conveyance this day made by the undersigned, Elise A. Amos, Jean Cooke Budrow and Delight Cooke Moag, hereinafter referred to as the Grantors, to and in favor of Robert P. Cooke, III. and wife, Nancy A. Cooke, 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 and by these presents 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:

Part of Lots 279 and 280 and a closed street and all of Lots 277 and 278 of the Town of Hernando in Section 13; Township 3 South; Range 8 West; City of Hernando in DeSoto County, Mississippi:

Beginning at the southwest corner of Town of Hernando lot 277 in Section 13; Township 3 south; Range 8 West, said point being a point at the intersection of the north right of way of Commerce Street (60 feet wide) and the east right of way of Elm Street (40 feet wide); thence north 174.2 feet along the east right of way of said elm Street to a point; thence north 83° 05' east 125.3 feet to a point; thence south 5° 32' east 39.0 feet to a point; thence north 84° 37' east 98.0 feet to a point; thence south 5° 56' east 134.0 feet to a point in the north right of way of Commerce Street; thence south 84° 50' west 98.8 feet along said right of way to a point; thence south 84° 50' west 124.7 feet to the point of beginning and being the identical property conveyed to Allison Ingalls Cooke by Warranty Deed of record in Deed Book 40, Page 386 of the Deed Records of DeSoto County, Mississippi located in the Office of the Chancery Clerk of said County and State. Said lot being more fully described on that certain plat prepared by J. F. Lauderdale, L.S. dated March 13, 1987, a copy being attached hereto and incorporated herein by reference.

The warranty of this conveyance is made subject to rights of ways and easements for public streets and public utilities, to subdivision and zoning regulations in effect in the City of Hernando, Mississippi, and to any claim of the City of Hernando, Mississippi or any interested

citizen or party in and to the abandoned street located on the east side of said subject property.

Taxes for the year 1987 shall be prorated by the parties as of the date of this instrument and taxes for the year 1988 and all subsequent years are hereby excepted from the foregoing covenant of warranty.

The Grantors do hereby each warrant that the foregoing real property is no part or portion of their homestead and that no other party or parties are required to join in their execution of this deed for the purpose of conveying any homestead rights in said property.

WITNESS THE SIGNATURE of Elise A. Amos on this the 6th day of April, 1987.

Elise A. Amos
ELISE A. AMOS

WITNESS THE SIGNATURE of Jean Cooke Budrow on this the 9th day of April, 1987.

Jean Cooke Budrow
JEAN COOKE BUDROW

WITNESS THE SIGNATURE of Delight Cooke Moag on this the 20th day of April, 1987.

Delight Cooke Moag
DELIGHT COOKE MOAG

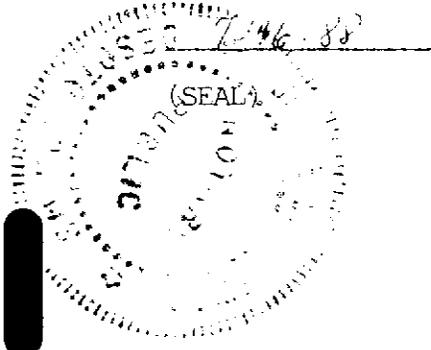
STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for the jurisdiction aforesaid Elise A. Amos, who acknowledged that she signed and delivered the foregoing Warranty Deed on the date and year therein expressed and did so as her free and voluntary act and deed.

Given under my hand and official seal of office on this the 6 day of Apr, 1987.

Joyce L. Brown
NOTARY PUBLIC

My Commission Expires:



STATE OF MASSACHUSETTS
COUNTY OF Berkshire

This day personally appeared before me the undersigned authority in and for the jurisdiction aforesaid Jean Cooke Budrow, who acknowledged that she signed and delivered the foregoing Warranty Deed on the date and year therein expressed and did so as her free and voluntary act and deed.

Given under my hand and official seal of office on this the 9th day of April, 1987.

Robert C. Ware
NOTARY PUBLIC

My Commission Expires:

March 4, 1994

(SEAL)

STATE OF CALIFORNIA
COUNTY OF MONTEREY

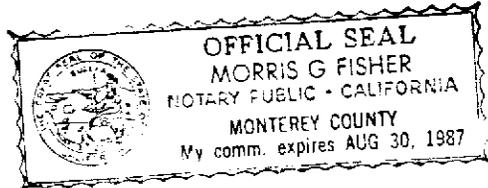
This day personally appeared before me the undersigned authority in and for the jurisdiction aforesaid Delight Cooke Moag, who acknowledged that she signed and delivered the foregoing Warranty Deed on the date and year therein expressed and did so as her free and voluntary act and deed.

Given under my hand and official seal of office on this the 20th day of April, 1987.

Morris G. Fisher
NOTARY PUBLIC

My Commission Expires:

(SEAL)

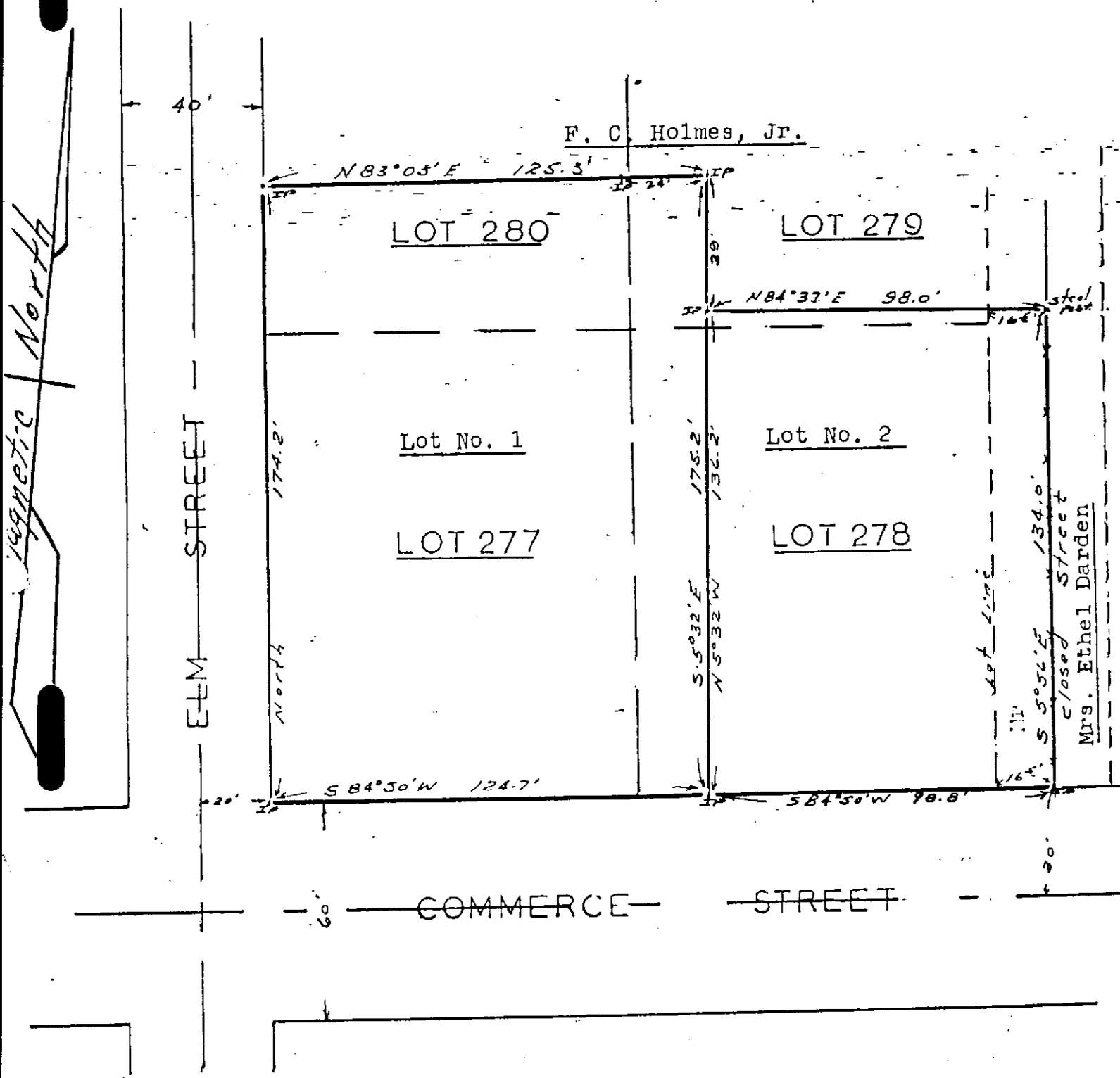


GRANTORS:

- AMOS - 401 Biloxi, Hernando, MS 38632
- BUDROW - 1182 N Hoosac Rd., Williamstown, MA 01267
- MOAG - 3198 Vista Del Camino, Marina, CA 93933

GRANTEES: 101 Cooke Cove, Hernando, MS 38632

SURVEY OF PARTS OF LOTS 279 & 280 and ALL OF LOTS 277 & 278 TOWN OF HERNANDO, SECTION 13, TOWNSHIP 3, RANGE 8 WEST; DESOTO COUNTY, MISSISSIPPI.



Scale: 1" = 40'
March 13, 1987

J. F. Lauderdale L.S.

Filed @ 12:00 April 24 1987
Recorded in book 194 Page 772
H. G. Ferguson, Chancery Clerk