

620
Grantor's Address & Phone: 6115 Devon Circle, Horn Lake, MS 38637 393-6640

Grantee's Address & Phone: 6115 Devon Circle, Horn Lake, MS 38637 795-7395

WARRANTY DEED

LORAIN M. TUCKER

Grantor

To

OSCAR ALBERT JETER, III

Grantee

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient and valuable considerations, the receipt of all of which is hereby acknowledged, I, LORAIN M. TUCKER, being the undersigned Grantor, do hereby sell, convey and warrant unto the above Grantee, OSCAR ALBERT JETER, III, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 460, Section B, South Half and Section East of Cow Pen Creek, DeSoto Village Subdivision, in Section 34, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8, Pages 16-21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantee of that certain Deed of Trust in favor of Boyle Mortgage Co., dated May 30, 1980, and recorded in Book 259, Page 589, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$27,785.73, and Grantee takes subject to said loan; and the assumption by Grantee of that certain Deed of Trust in favor of Commercial Credit Corporation, dated March 19, 1986, and recorded in Book 361, Page 196, in said Clerk's Office, which secures an indebtedness in the current principal amount of \$5,921.59, and Grantee takes subject to said loan.

Grantor hereby authorizes the transfer of these loans from her name into Grantee's name and Grantor hereby sets over and assigns unto Grantee without charge all escrow funds now held by Banc Plus Mortgage Corp., in connection with loan made by Boyle Mortgage Co., on the above described property.

A TITLE SEARCH WAS NOT RUN ON THIS PROPERTY.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantee herein by acceptance of this conveyance assumes and agrees to pay a pro-rata share of all ad valorem taxes for the year 1987.

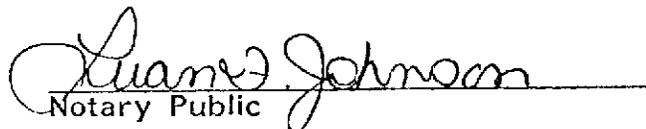
WITNESS the signature of the Grantor this the 5th day of August, 1987.


LORAIN M. TUCKER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named LORAIN M. TUCKER, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 5th day of August, 1987.


Notary Public

My Commission expires:
November 28, 1987

Filed @ 9:30 A.M. 11 Aug 1987
Recorded in book 197 Page 620
H. G. Ferguson, Chancery Clerk