

D-231012

WARRANTY DEED

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

GEORGE LEONADIAS COLLINS AND WIFE, LEA J. COLLINS, GRANTOR  
TO

ARTHUR ROBERT GARDNER, AN UNMARRIED MAN, GRANTEE

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consid-  
erations, receipt of which is acknowledged

GEORGE LEONADIAS COLLINS AND WIFE, LEA J. COLLINS

do/does hereby sell, convey and warrant to  
ARTHUR ROBERT GARDNER, AN UNMARRIED MAN

in fee simple to the land in DESOTO County, Mississippi, described as follows: to-wit:  
LOT 178, SECTION "B", HOLLY HILLS SUBDIVISION, IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE  
8 WEST, AS PER PLAT THEREOF OF RECORD IN PLAT BOOK 12, AT PAGE 16-17, IN THE OFFICE OF  
THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE  
FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT. AS PRE SURVEY BY SMITH ENGINEERING CO.,  
INC., DATED JANUARY 22, 1988. BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN  
BY VIRTUE OF WARRANTY DEED DATED AUGUST 22, 1978, OF RECORD IN DEED BOOK 136, AT PAGE  
257, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

SELLERS ADDRESS:  
1733 Willa Cr.  
Winter Park, Fl. 32792  
NO PHONE #

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 1988 to be  
pro-rated between the parties.

WITNESS the signature of the Grantor this 27TH day of JANUARY, 1988.

PHONE 458-2349

Property Address:

5654 DOVER DR.  
WALLS, MS. 38680

MAIL TAX BILLS TO;  
NATIONAL MORTGAGE CO.  
4041 KNIGHT ARNOLD RD.  
MEMPHIS, TN. 38118

*George Leonadias Collins*  
\_\_\_\_\_  
GEORGE LEONADIAS COLLINS

*Lea J. Collins*  
\_\_\_\_\_  
LEA J. COLLINS

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said State and  
County, the within named

GEORGE LEONADIAS COLLINS AND WIFE, LEA J. COLLINS, PARTIES

who acknowledged that THEY signed and delivered the foregoing instrument on the day and  
year therein mentioned.

GIVEN under my hand and seal this 27TH day of JANUARY, 1988.

My commission expires:

*Gene Halley*  
\_\_\_\_\_  
Notary Public

10:30 AM Jan 29 8  
Filed @ \_\_\_\_\_, 1988  
Recorded in Book 201 page 795  
W. E. Davis, Chancery Clerk