

GEORGE R. HITT, ET UX,
GRANTORS

TO

WARRANTY
DEED

GEORGE G. HITT, ET UX
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GEORGE R. HITT and wife, V. PAMELA HITT, do hereby sell, convey and warrant unto GEORGE G. HITT and wife, CAROLYN T. HITT, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 2, Buchanan Place Subdivision, in the Northwest Quarter of Section 17, Township 3 South, Range 9 West, DeSoto County, Mississippi, more particularly described as BEGINNING at the northwest corner of Section 17, Township 3 South, Range 9 West, said point being the northwest corner of the Buchanan Place Subdivision; thence South 0 degree, 36 minutes East 400.0 feet along the West line of the Buchanan Place Subdivision to the southwest corner of Lot 1 of Buchanan Place Subdivision and the point of beginning of the following lot: thence South 88 degrees, 58 minutes East 1185.95 feet along the South line of said Lot 1 to the southeast corner of said Lot 1 and a point in Tanyard Road; thence South 17 degrees, 24 minutes East 65.0 feet along the centerline of said road to a point; thence South 0 degree, 36 minutes West 274.1 feet along Tanyard Road to a point; thence South 11 degrees, 30 minutes West 65.0 feet to a point in Tanyard Road; thence North 88 degrees, 58 minutes West 1185.83 feet to a point in the West line of Buchanan Place Subdivision; thence North 0 degree, 36 minutes West 400.0 feet to the point of beginning and containing 11.0 acres more or less. All bearings are magnetic. This lot is subject to any utility easements or road rights of way that have been recorded.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust dated September 20, 1984, executed by the undersigned in favor of The Hernando Bank, now known as Trustmark National Bank, recorded in Book 324, Page 215, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the principal amount of \$12,600.00, and Grantees take subject to said loan.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantees or their assigns any deficit on an actual proration.

Possession is to be given with delivery of Deed.

WITNESS our signatures this 18th day of January, 1988.

George R. Hitt
George R. Hitt
V. Pamela Hitt
V. Pamela Hitt

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named GEORGE R. HITT and wife, V. PAMELA HITT, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this 18th day of January, 1988.

Barbara J. Crews
Notary Public

My Commission Expires:

11-29-88

Grantors' Address:

1700 Piping Rock Drive
Memphis, TN 38116
Telephone No. 368-7498

Grantees' Address:

P. O. Box 328
Hernando, MS 38632
Telephone No. ^R

Filed @ 10:00 ^{1st} M. Feb., 1988
Recorded in Book 201 page 803
W. E. Davis, Chancery Clerk