

TRIAD DEVELOPMENT, LTD.
a Mississippi corporation
GRANTOR

WARRANTY DEED

TO

CHARLES G. MAXEY
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Grantor, Triad Development, LTD, a Mississippi corporation, does hereby sell, convey and warrant unto Charles G. Maxey the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lots 37 and 38, Edenshire Subdivision, Second Addition, in Sections 33 and 34, Township 1 South, Range 7 West, as per plat thereof recorded in Plat Book 30, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi, reference to which plat is hereby made for a more particular description.

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 restrictive covenants of record in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the year 1988 will be prorated and paid by the Grantee, and possession will be given upon the delivery of the Deed.

WITNESS THE SIGNATURE of the undersigned Grantor, this the 1st day of April, 1988.

TRIAD DEVELOPMENT, LTD.

By Charles G. Maxey
Charles G. Maxey, President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority, within and for said County and State, the within named Charles G. Maxey, personally known to me to be the President of Triad Development, LTD, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed, having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of office, this the 1st day of April, 1988.

Dennis K. Havens
NOTARY PUBLIC

My Commission Expires: January 8, 1991

Grantor's Address: 5848 Fern Creek, Jackson, MS 39211
Telephone No: (601) 956-0242
Grantee's Address: 5848 Fern Creek, Jackson, MS 39211
Telephone No: (601) 956-0242

Filed @ 10:00 A.M. 4 April, 1988
Recorded in Book 263 page 249
W. E. Davis, Chancery Clerk

