

HOWARD W. BAGGETT, ET UX,  
GRANTORS,

TO:

WARRANTY DEED

GARVIN D. OAKS, ET UX,  
GRANTEES.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all which is hereby acknowledged, HOWARD W. BAGGETT and wife, JOYCE E. BAGGETT, do hereby sell, convey and warrant unto GARVIN D. OAKS and wife, DORA FRANCES OAKS, 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 157, Section A, in DeSoto Village Subdivision, in Section 34, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 7, Pages 9-14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Nelson W. Anderson, Jr. and wife, Susan Kay Anderson, in favor of National Mortgage Company, dated October 31, 1972, and recorded in Real Estate Trust Deed Book 150, Page 155, which Deed of Trust was duly assigned unto Morgan Guaranty Trust Company, of record in Deed Book 415, Page 95, both in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of Twelve Thousand Three Hundred Fifty Three and No/100 Dollars (\$12,353.00), and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors further set over and assign unto Grantees without charge all escrow funds now held by Morgan Guaranty Trust Company in connection with loan made by same on the above described property.

The Warranty in this Deed is subject to rights-of-way and easements of record 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.

Taxes for the year 1988 are to be paid by the Grantees and possession is to be given on or before May 19, 1988.

WITNESS the signature of the Grantors this the 19th day of April, 1988.

*Howard W. Baggett*  
HOWARD W. BAGGETT

*Joyce E. Baggett*  
JOYCE E. BAGGETT

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named HOWARD W. BAGGETT and wife, JOYCE E. BAGGETT, 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 the 19th day of April, 1988.

*Kridakay Wheeler*  
NOTARY PUBLIC



Commission Expires: Oct 10, 1991  
Grantors Address: 376 Ectoro, Water Valley, Mo. 38245  
Grantors Telephone No: (601) 473-3504  
Grantees Address: 6585 Embassy, Horn Lake, Ms. 38637  
Grantees Telephone No: (901) 784-5975