

EMMA S. JOHNSON, ET AL,

Grantors

TO

GARY L. HALVERSON, ET UX,

Grantees

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, EMMA S. JOHNSON, an unremarried widow, by and through ISIS JOHNSON-BROWN acting under a general, full, and unlimited POWER OF ATTORNEY dated April 29, 1987, and of record in Power of Attorney and Contract Book 55, Page 610, of the records of DeSoto County, Mississippi, and ISIS JOHNSON-BROWN, acting individually, do hereby grant, bargain, sell, convey, and warrant to GARY L. HALVERSON and wife, SHIRLEY A. HALVERSON, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 15, Section A, Buena Vista Lakes Subdivision, as shown on plat of said subdivision of record in Plat Book 4, Pages 34-37, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 13, Township 4 South, Range 8 West, DeSoto County, Mississippi.

Grantors do further hereby convey, and warrant title thereto, to Grantees all window coverings, the cook stove in the kitchen, the dishwasher, refrigerator in the kitchen, the pot-belly stove in the den, the free-standing stove in the living room, and the clothes line, all of which is situated on the above described real property, or in the residence located thereon.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; subject to covenants,

limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 4, Pages 34-37, as amended by Variation of record in Power of Attorney and Contract Book 42, Page 27, and as subordinated by Agreement of record in Deed of Trust Book 392, Page 525, all of the records of DeSoto County, Mississippi; subject to covenants, limitations, and restrictions as found in Deed conveying said property and of record in Deed Book 69, Page 423, of the records of DeSoto County, Mississippi; subject to right of way to Mississippi Power and Light Company dated May 9, 1967, and of record in Deed Book 70, Page 66, of the records of DeSoto County, Mississippi; subject to any boundary line disputes, adverse possessions, encroachments, shortages in acreage, or any other matters which might be revealed by an accurate current survey; and subject to taxes for the year 1988, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1988.

Taxes for the year 1988 are being pro-rated to the date of this Deed as part of this closing. Taxes for all subsequent years are to be the responsibility of Grantees, their heirs or assigns.

Grantor ISIS JOHNSON-BROWN hereby covenants and warrants that the above described real property comprises no part of her homestead and that it is not necessary for any spouse or any other person or party to join in this Deed.

Possession of the above described property shall be delivered to Grantees on or before July 22, 1988.

Witness our signatures, this the 21st day of July, 1988.

Emma S. Johnson by Isis Johnson-Brown
 EMMA S. JOHNSON by and through
 ISIS JOHNSON-BROWN, acting under
 her general, full, and unlimited
 POWER OF ATTORNEY dated April 29,
 1987, and of record in Power of
 Attorney Book 55, Page 610, of the
 records of DeSoto County, MS..
Isis Johnson-Brown
 ISIS JOHNSON-BROWN

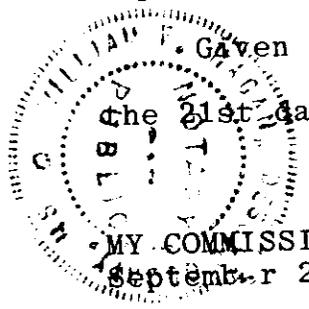
Mrs. Emma S. Johnson, et al
501D Vine Street
Starkville, MS. 39759
(601) 323-6745

Mr. and Mrs. Gary L. Halverson
8970 Thunderbird
Hernando, MS. 38632
(601) 895-2699

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named ISIS JOHNSON-BROWN, acting for and on behalf of EMMA S. JOHNSON under POWER OF ATTORNEY, and ISIS JOHNSON-BROWN, individually, who acknowledged that she signed and delivered the above and foregoing WARRANTY DEED in both capacities as her free and voluntary act and deed and the free and voluntary act and deed of EMMA S. JOHNSON, on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 21st day of July, 1988.



William F. Waga
NOTARY PUBLIC

9:00A *July 25 8*
Filed @ M. , 1988
Recorded in Book 206 page 358
W. E. Davis, Chancery Clerk