

DANNY RAY SCHENZEL, ET UX, (

Grantors (

TO (

WARRANTY DEED

~~WAYNE R. MILES, ET UX,~~ (

Grantees (

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, DANNY RAY SCHENZEL and wife, BRENDA KAYE SMITH SCHENZEL, being one and the same person as BRENDA KAYE SMITH, do hereby grant, bargain, sell, convey, and warrant to WAYNE R. MILES and wife, ROSEMARY C. MILES, 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 the City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 2914, Section N, Southaven West Subdivision, as shown on plat of said subdivision of record in Plat Book 5, Pages 8 and 9, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said Lot being situated in Section 26, Township 1 South, Range 8 West.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Southaven, 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 5, Pages 8 and 9; 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.

As part of the consideration herein, Grantees do hereby assume and agree to pay that certain indebtedness as evidenced by ~~Deed of Trust in favor of Wortman & Mann, Incorporated~~, of record in Deed of Trust Book 219, Page 741, and assigned to Unifirst Bank for Savings, F.A., by Assignment of record in Deed of Trust Book 362, Page 726, all of the records of DeSoto County, Mississippi. For the consideration as stated hereinbefore, Grantors do further hereby transfer, set-over, and assign to Grantees any and all sums and amounts which may be held in escrow in connection with said indebtedness.

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.

Possession of the above described property shall be delivered to Grantees upon delivery of this Deed.

Witness our signatures, this the 16th day of August, 1988.

  
DANNY RAY SCHENZEL

  
BRENDA KAYE SMITH SCHENZEL

Mr. and Mrs. D. R. Schenzel  
1969 Dorchester  
Southaven, MS. 38671  
(601) 393-5397

Mr. and Mrs. Wayne R. Miles  
1531 Briar Cove  
Memphis, TN. 38116  
(901) 345-3779

STATE OF MISSISSIPPI

COUNTY OF DESOTO

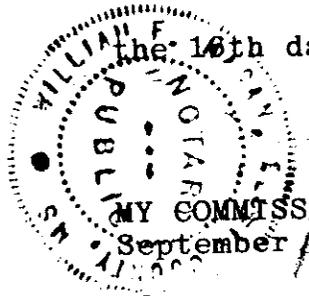
This day personally appeared before me, the undersigned authority in and for said County and State, the within named DANNY RAY SCHENZEL and wife, BRENDA KAYE SMITH SCHENZEL, who acknowledged that they signed and delivered the above and

foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this

the 16th day of August, 1988.

William F. Hagg  
NOTARY PUBLIC



MY COMMISSION EXPIRES;  
September 24, 1988

W. E. Davis  
Chancery Clerk  
10:15 A M. 22 Aug. 1988  
207 page 257

Filed @ 10:15<sup>A</sup> M. 22 Aug. 1988  
Recorded in Book 207, page 257  
W. E. Davis, Chancery Clerk