

54

WARRANTY DEED

VINCE L. PIPPIN and wife, JANE E. PIPPIN
GRANTORS

To

JESSIE L. FOX and wife, CLARA M. FOX
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, VINCE L. PIPPIN and wife, JANE E. PIPPIN, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, JESSIE L. FOX and wife, CLARA M. FOX, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 1770, Section 1, Greenbrook Subdivision, in Section 30, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 11, Pages 23 and 24, 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 Vince L. Pippin, et ux, in favor of National Mortgage Company, dated January 27, 1988, and recorded in Book 427, Page 287, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$69,292.54, and Grantees take subject to said loan.

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

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1988.

WITNESS the signatures of the Grantors this the 14th day of October, 1988.

Vince L. Pippin
VINCE L. PIPPIN

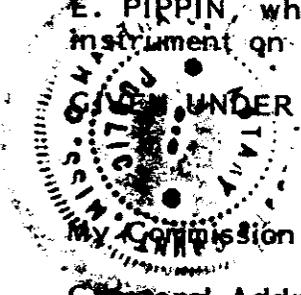
Jane E. Pippin
JANE E. PIPPIN

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named VINCE L. PIPPIN and JANE E. PIPPIN, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

UNDER MY HAND and seal of office this the 14th day of October, 1988.



Martin C. Shuggin
Notary Public

My Commission expires: November 28, 1991

Grantors' Address: 801 Allegheny Cove, Southaven, MS 38671 393-0483

Grantees' Address: 7612 White Ash, Southaven, MS 38671 947-4185

Filed @ 11:00A M. 18 Oct, 1988
Recorded in Book 209 page 54
W. E. Davis, Chancery Clerk