

WILLIAM E. ELLIS, ET UX,
TO
CLYDE LEOPARD, ET UX, ET AL,

GRANTORS
WARRANTY DEED
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, WILLIAM E. ELLIS AND WIFE, ANNE J. ELLIS, do hereby sell, convey and warrant unto CLYDE LEOPARD AND WIFE, ALMA L. LEOPARD, as tenants by the entirety with full rights of survivorship and not as tenants in common, and JOHN W. TILMON AND WIFE, THELMA F. TILMON, 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 7, Section A, College Grove Subdivision, in Sections 10 and 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described on revised plat of record in Plat Book 14, Pages 26-29, Chancery Clerk's Office, DeSoto County, Mississippi.

Further consideration for the hereinabove described property is the assumption by the Grantees of that certain Deed of Trust given by William E. Ellis and wife, Anne J. Ellis, to R. Conner McAllister, Trustee for the benefit of Bailey Mortgage Company which is recorded in Deed of Trust Book 387, Page 130, and re-recorded in Deed of Trust Book 390, Page 485, in the office of the Chancery Clerk of DeSoto County, Mississippi, which has been assigned to Deposit Guaranty Mortgage Company by instrument recorded in Book 431, Page 285.

Grantors hereby set over and assign unto Grantees, without charge, all funds held in escrow in connection with the above mentioned loan.

The warranty in this deed is subject to subdivision and

545
zoning regulations in effect in DeSoto County, Mississippi, to rights-of-way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision.

Possession is to be given upon delivery of the deed.

Taxes for the year 1988 are to be prorated.

WITNESS our signatures this the 15th day of December, 1988.

William E. Ellis
WILLIAM E. ELLIS

Anne J. Ellis
ANNE J. ELLIS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named WILLIAM E. ELLIS AND WIFE, ANNE J. ELLIS, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date 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 15th day of December, 1988.

James W. Ann
NOTARY PUBLIC

My Commission Expires:

5/17/92



Address of Grantors: P. O. Box 457, Olive Branch, MS 38654
Phone: (601)-895-2218

Address of Grantees: 10161 Quail Rd, Olive Branch, MS 38654
Phone: (901)-523-5255