

FRED BOTTO, JR., ET UX,

Grantors

TO

WARRANTY DEED

TERRY L. ASHWORTH, ET UX,

Grantees

XXXXXXXXXX

FOR AND IN CONSIDERATION, 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, we, the undersigned, Grantors, FRED BOTTO, JR., and wife, FELICIA NELSON BOTTO, do hereby sell, convey and warrant unto the above Grantees, TERRY L. ASHWORTH and wife, EMILY C. ASHWORTH, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described land and property situated in the City of Southaven, County of DeSoto, State of Mississippi, being more particularly described as follows:

Lot 3124, Section "0", Southaven West Subdivision, located in Section 26, Township 1 South, Range 8 West, the City of Southaven, DeSoto County, Mississippi, and as shown on plat of record in Plat Book 5, Pages 12 and 13 in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description of said lot.

Further consideration of the above described property is the assumption by the Grantees of that certain Deed of Trust of record in favor of Bank of Mississippi dated March 31, 1986, and recorded in Book 362, Page 138, in the office of the Chancery Clerk of DeSoto County, Mississippi, said Deed of Trust securing an indebtedness in the current principal amount of Forty-Six Thousand, Eighty Dollars and 47/100 Cents (\$46,080.47), and Grantees take subject to said loan.

Grantors authorize the transfer of this loan from their names to Grantees' names and Grantors set over and assign unto Grantees all escrow funds now held by Bank of Mississippi in connection with this loan made by same on the above described property.

This conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi, and rights of way and easements for public roads, flowage, and utilities.

Grantees assume and agree to pay all ad valorem taxes for the year 1989.

Possession shall be given on or before January 31, 1989.

WITNESS the signatures of the Grantors, this the 19th day of January, 1989.

Fred Botto, Jr.
FRED BOTTO, JR.

Felicia Nelson Botto
FELICIA NELSON BOTTO

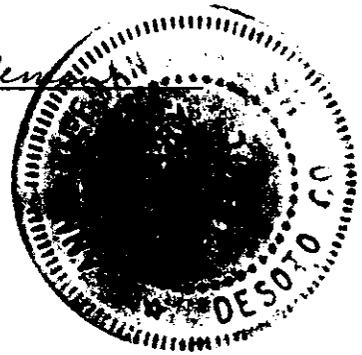
STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority of law in and for the jurisdiction aforesaid, the within named FRED BOTTO, JR., and wife, FELICIA NELSON BOTTO, who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed of their voluntary act and deed.

GIVEN under my hand and seal of office, this the 19th day of January, 1989.

Ann Coleman
Notary Public



My Commission Expires:

December 10, 1992

Grantors' Address: 7845 Trafton Cove, Southaven, MS 38671

Telephone: (601) 393-4442

Grantees' Address: 230 Brown Cove, Nesbit, MS 38651

Telephone: (601) 368-1748