

JAMES J. FRANKLIN, ET UX,
GRANTORS

TO

WARRANTY
DEED

DOUGLAS F. BROTHERTON, ET UX,
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 of all of which is hereby acknowledged, JAMES J. FRANKLIN and wife, BETTY JO FRANKLIN, do hereby sell, convey and warrant unto DOUGLAS F. BROTHERTON and wife, LENA M. BROTHERTON, 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 96, Part 4, Summerwood Subdivision, in Section 22, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown by plat thereof recorded in Plat Book 22, Pages 33-36, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantees or their assigns any deficit on an actual proration.

Possession is to be given with delivery of Deed.

WITNESS our signatures this 2nd day of February, 1989.

James J. Franklin
James J. Franklin
Betty Jo Franklin
Betty Jo Franklin

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named JAMES J. FRANKLIN and wife, BETTY JO FRANKLIN, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year 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 2nd day of February, 1989.

Barbara J. Crumley
Notary Public

My Commission Expires:
Feb 2 1992
Grants' Address:
925 White Pine
Southaven, MS 38671
Telephone No. 393-4057

Grantees' Address:
333 Southwick
Southaven, MS 38671
Telephone No. 342-0150