

128
FRANCES G. BURKE, FORMERLY
KNOWN AS FRANCES F. FRANKS, ET VIR,

GRANTORS,

TO:

WARRANTY DEED

JAMES A. CIGALINA, ET UX,,

GRANTEES.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, FRANCES G. BURKE, FORMERLY KNOWN AS FRANCES F. FRANKS, and husband, FREDDIE L. BURKE, do this day sell, convey and warrant unto JAMES A. CIGALINA and wife, JENNIFER D. CIGALINA, 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 593, Section D, Twin Lakes Subdivision, in Section 6, Township 2 South, Range 8 West, in Plat Book 10, Pages 32 and 33, 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 Frances F. Franks, a single person, in favor of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, dated August 9, 1978, and recorded in Real Estate Trust Deed Book 229, at Page 221, in the Office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$22,237.43, and Grantees take subject to said loan.

By way of explanation, Frances F. Franks is now known as Frances G. Burke, having married Freddie L. Burke on JANUARY 15, 1981.

The warranty in this deed is subject to rights-of-way and easements of record 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 restrictive covenants of record.

Taxes for the year 1989 are to be pro-rated and possession is to be given with delivery of this Deed.

WITNESS our signatures, this the 28th day of July, 1989.

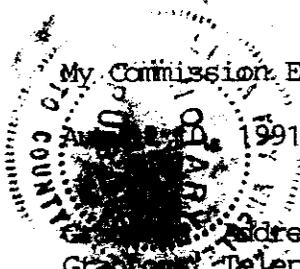

FRANCES G. BURKE,
FKA FRANCES F. FRANKS

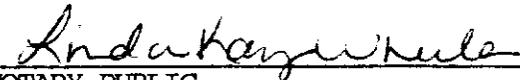
FREDDIE L. BURKE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named FRANCES G. BURKE, FKA FRANCES F. FRANKS, and husband, FREDDIE L. BURKE, 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 the 28th day of July, 1989.




NOTARY PUBLIC

My Commission Expires:

Filed @ 9:00 AM 28 Aug, 1989
Recorded in Book 217 page 28
W. E. Davis, Chancery Clerk

Address: Rd # 5, Box 404, PATTSVILLE, MS 38602
Grantees' Telephone: Work: (601) 343-8400 ; Home: (601) 497-1647
Grantees' Address: 5304 Lakeview Cove, Walls, MS 38680
Grantees' Telephone: Work: (601) 343-0318 ; Home: (601) 343-6461