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LILLIAN ADAMS LITTLE, ET AL

GRANTORS

TO

WARRANTY DEED

LEON H. DOWNEN, ET AL

GRANTEES

For and in consideration of the sum of \$10.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, Lillian Adams Little and Sarah Adams Pickle, do hereby sell, convey and warrant unto Leon H. Downen and Darren H. Downen, as joint tenants, the following described land lying and being situated in Section 13, Township 3, Range 8 West, DeSoto County, Mississippi:

TRACT I: One (1) acre of land situated in the Southeast corner of Lot #366, Section Thirteen (13), Township Three (3), Range Eight (8) West in the Town of Hernando, as appears on the Official Map of said town and being the same land conveyed to Cornelius Cotten from Lee Stewart as shown in Deed Book 23 at Page 551 of the Land Deed Records of DeSoto County, Mississippi, and also being the same land bought under Commissioner's Sale as shown in Deed Book 23 at Page 466 of the Land Deed Records of DeSoto County, Mississippi.

TRACT II: Beginning at the northwest corner of Lot No. 356 as appears from the official map of the Town of Hernando, Mississippi, on file in the office of the Chancery Clerk of DeSoto County, Mississippi, and running thence South 52 yards to the Northwest corner of the property now owned by Cora Fairley, thence running East 16 yards, thence running North 52 yards, thence running West 16 yards to the point of beginning, lying and being in Section 13, Township 3, Range 8, DeSoto County, Mississippi, and being that same parcel of land conveyed by special warranty deed from Mrs. Mildred Banks to Berkley Alexander, of date December 8, 1941, on record in book 30, page 22 of the deed records of DeSoto County, Mississippi.

In the event of the death of either of the Grantees, the surviving Grantee shall pay unto the estate of the decedent a sum equal to one-half (1/2) of the original purchase price.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Possession is given upon the delivery of this deed; and taxes for the year 1989, shall be prorated.

WITNESS OUR SIGNATURES, this the 11th day of October, 1989.

Lillian Adams Little
LILLIAN ADAMS LITTLE

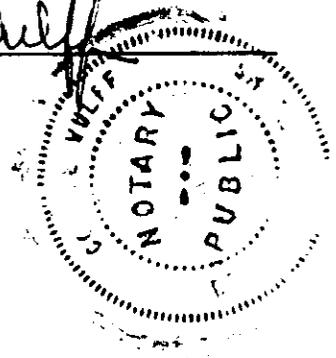
Sarah Adams Pickle
SARAH ADAMS PICKLE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named Lillian Adams Little and Sarah Adams Pickle, 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.

11th Given under my hand and official seal of office, this the 11th day of October, 1989.

Connie Welf
NOTARY PUBLIC



My Commission Expires:

June 18, 1991

ADDRESS OF GRANTORS:

3535 Ruby Rd Apt. B-202
Memphis, TN 38115

Telephone No. (H) 901-795-2230

Telephone No. (W) N/A

SS# 2712

ADDRESS OF GRANTEES:

Holly Spr St.
Hernando, MS 38652

Telephone No. (H) 601-368-7507

Telephone No. (W) 601-368-6093

SS# 3562

STATE MS.-DESOTO CO. *BC*
FILED

OCT 12 10 27 AM '89

RECORDED 10/12/89
DEED BOOK 217 at
PAGE 418
W.E. DAVIS CH. CLK.
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