

624

THIS INSTRUMENT PREPARED BY: and return to: H. Mark Beanblossom, Atty. 3565 Ridge Meadow Pkwy. Suite 111 Memphis, Tennessee 38115	SEND TAX BILLS TO: Crye-Leike Mortgage Company	MAP PARCEL NUMBERS
	(NAME) 1727 Kirby Parkway	STATE MS.-DESOTO CO. FILED
	(STREET ADDRESS) Memphis, Tennessee 38119	Oct 11 11 07 AM '89
	(CITY) (STATE) (ZIP) Memphis, Tennessee 38119	RECORDED DEED BOOK PAGE W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into this 22nd day of September 19 89, by and between

Shirley Ann King, a married person

party of the first part, and

James Q. Alderson and wife, Lorraine D. Alderson

party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Olive Branch County of Desoto State of ~~Tennessee~~ Mississippi

Lot 2, Coleman Subdivision, in section 24, T-1-S, R-7-W, Desoto County, Mississippi, as recorded in Plat Book 7, Pages 17 & 18, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property, being the same property conveyed to the Grantor herein by Warranty Deed of record at Book 108, Page 101. Thomas W. King, Jr., husband of Shirley Ann King joins in the execution of this instrument for the purpose of conveying his marital rights in the above described property, but makes no warranties of title whatsoever.

Shirley Ann King  
 Rt. 1, Box 224  
 Byhalia, MS 38611

James Q. Alderson  
 Lorraine D. Alderson  
 5740 Coleman Road  
 Olive Branch, MS 38654  
 work (901) 363-8919 / NO HOME NUMBER

(601) 895-8500 HOME  
 NO BUSINESS NUMBER

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same, that the same is unencumbered, except for 1989 Desoto County taxes not yet due and payable, subject to subdivision restrictions, and building lines and easements of record in Plat Book 7, Pages 17 and 18, all in said Chancery Clerk's Office.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof

WITNESS the signature of the said party of the first part the day and year first above written.

*Shirley Ann King*  
 \_\_\_\_\_  
 Shirley Ann King  
*Thomas W. King, Jr.*  
 \_\_\_\_\_  
 Thomas W. King, Jr.

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared \_\_\_\_\_  
 Shirley Ann King and husband, Thomas W. King, Jr.

to me known to be the person S described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of September 19 89

My Commission Expires May 12 1991

*Susan M. H. [Signature]*  
 \_\_\_\_\_  
 Notary Public

I or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 93500.00 which amount is equal to or greater than the amount which the party transferred would command at a fair and voluntary sale.

PROPERTY ADDRESS: 5740 Coleman Road  
 STATE MS.-DESOTO CO. BC Olive Branch, Mississippi  
 FILED

06 AM 1989  
 Notary Seal: SUSAN M. H. [Signature]  
 Subscribed and sworn to before me this 22 day of September 19 89  
 W.E. DAVIS CH. CLK.

Oct 19 10 05 AM '89  
 RECD 10/19/89  
 DEED 219 out  
 PAGE 624  
 W.E. DAVIS CH. CLK.