

STATE MS.-DESOTO CO. 7/10  
FILED

RICKY DOWDY,  
GRANTOR,

JAN 19 12:43 PM '90

RECORDED 1/24/90  
DEED BOOK 222  
PAGE 294  
W.E. DAVIS CH. CLK.

TO:

WARRANTY DEED

RICKY DOWDY and wife, )  
PENNY PERKINS DOWDY, )  
GRANTEES, )

FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, RICKY DOWDY, Grantor herein, hereby sells, conveys and warrants unto RICKY DOWDY and wife, PENNY PERKINS DOWDY, Grantees herein, as tenants by the entirety with full rights of survivorship and not as tenants in common, the lands lying and situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 17, Part A, Red Oaks Subdivision, in Section 10, Township 2, Range 8 West, in DeSoto County, Mississippi, as shown on plat of record in Plat Book 12, Pages 51, 52 and 53, 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; to subdivision and zoning regulations in effect in Southaven, DeSoto County, Mississippi; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on or under subject property; and to the restrictive covenants of said subdivision of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1990.

NOTE: This Deed has been prepared without benefit of a title search. Barbara Hurley Dowdy died on April 7, 1988.

WITNESS THE SIGNATURE of the Grantor, this the 12th day of January, 1990.

*Ricky Dowdy*  
RICKY DOWDY, Grantor

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 12th day of January, 1990, within my jurisdiction, the within named RICKY DOWDY, who acknowledged that he executed the above and foregoing instrument as their free act and deed.

*Reagan Neal Young*  
NOTARY PUBLIC

My Commission Expires:  
October 12, 1991

Grantor and Grantees: 4210 Red Oaks Drive, Nesbit, MS 38651  
(601) 393-6525 (H) STATE MS.-DESOTO CO.  
Work No. N/A FILED

JAN 12 4 40 PM '90

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