

JAMES R. CLEMENTS, ET UX,

Grantors,

TO:

WARRANTY DEED

WILLIAM H. FOSHEE, ET UX,

Grantees.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES R. CLEMENTS and wife, EMMA BERNICE CLEMENTS, do hereby sell, convey and warrant unto WILLIAM H. FOSHEE and wife, CATHY L. FOSHEE, 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:

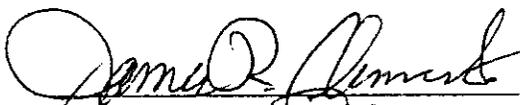
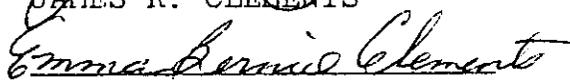
Lot 554, Section "B" South One Half & East of Cow Pen Creek, in DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 8, Pages 16 through 21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by James R. Clements and wife, Emma Bernice Clements, in favor of the AmeriFirst Mortgage Services, Inc., dated October 24, 1986, and recorded in Book 382, Page 161, which Deed of Trust was assigned unto First Southern Federal Savings & Loan Association, of record in Deed Book 383, Page 85, both in the office of the Chancery Clerk of DeSoto County Mississippi, which secures an indebtedness in the current principal amount of Thirty Four Thousand Three Hundred Ninety Two and 58/100 (\$34,392.58) and Grantees take subject to said loan.

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 and further, subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1990 are to be paid by Grantees and possession is to be given with delivery of this Deed.

WITNESS the signature of the Grantors, this the 31st day of January, 1990.


JAMES R. CLEMENTS

EMMA BERNICE CLEMENTS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for the State and county aforesaid, JAMES R. CLEMENTS and wife, EMMA BERNICE CLEMENTS, who acknowledged that they executed 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 31st day of January, 1990.

Linda Kay White
NOTARY PUBLIC

My Commission Expires:
August 10, 1991

GRANTOR'S ADDRESS: Rt. 3, Box 209B, Holly Springs, Ms 38635
GRANTOR'S HOME NO. 601-357-2763 WORK NO. 901-789-6334
GRANTOR'S ADDRESS: 6285 Tulane Road, Horn Lake, MS. 38637
GRANTOR'S HOME NO. 601-393-4281 WORK NO. 601-278-1403

STATE MS.-DESOTO CO. D.T.
FILED

FEB 2 11 06 AM '90

RECORDED 2-6-90
DEED BOOK 222wt
PAGE 581
W.E. DAVIS CH. CLK.