

WARRANTY DEED

FEB 20 9 52 AM '90

JOHN E. COSPER and wife, TAMMYE B. COSPER

Grantors

RECORDED 2/21/90  
DEED BOOK 223cut  
PAGE 44  
W.E. DAVIS CH. CLK.

To

SHEILA CAROL TURNER

Grantee

FOR AND INCONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, legal, sufficient, and valuable consideration, the receipt of all of which is hereby acknowledged, JOHN E. COSPER and wife, TAMMYE B. COSPER, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantee, SHEILA CAROL TURNER, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 359, Section C, Lake Forest Subdivision, in Section 25, Township 1 South, Range 9 West, as recorded in the DeSoto County Chancery Court Clerk's Office in Plat Book 12, Pages 5-7, DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantee of that certain Deed of Trust executed by John E. Cosper, et ux, in favor of Meritbanc Mortgage Corporation, dated September 19, 1988, and recorded in Book 449, Page 740, in the office of the Chancery Clerk of DeSoto County, Mississippi; and validly assigned to Bright Mortgage Company, dated December 21, 1988, and recorded in Book 461, Page 228 which secures an indebtedness in the current principal amount of \$68,630.49, and Grantee takes subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantee's name and Grantors hereby set over and assign unto Grantee without charge all escrow funds now held by Bright Mortgage Company in connection with loan made by Meritbanc Mortgage Corporation on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantee hereby by acceptance of this conveyance assumes and agrees to pay a pro-rata share of all ad valorem taxes for the year 1990.

WITNESS the signatures of the Grantors this the 19th day of February, 1990.

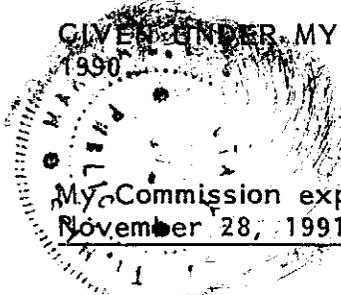
*John E. Cosper*  
\_\_\_\_\_  
JOHN E. COSPER  
*Tammye B. Cosper*  
\_\_\_\_\_  
TAMMYE B. COSPER

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named JOHN E. COSPER and TAMMYE B. COSPER, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 19th day of February, 1990.



*Martin C. Huggins*  
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Notary Public

Grantors' Address:

5242 Shelborne Cir., #5, Memphis, TN 38124  
Home No. NONE Work No. 577-3740

Grantee's Address:

6670 River Birch Road, Walls, MS 38680  
Home No. 326-8733 Work No. 563-7684