

JAMES T. SMITH, ET UX, GRANTORS

TO: WARRANTY DEED

JAMES E. SANDY, ET UX, GRANTEES

For and in consideration of the sum of (\$10), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the assumption and agreement to pay by the Grantees herein of that certain indebtedness evidenced by a Promissory Note, secured by a Deed of Trust dated 5/18/79, of record in Trust Deed Book 243, at page 143, in the office of the Chancery Clerk of DeSoto County, Mississippi, we, **JAMES T. SMITH and wife, ROSIE M. SMITH**, do hereby sell, convey and warrant to **JAMES E. SANDY and wife, PATRICIA D. SANDY**, as tenants by the entirety with the right of survivorship and not as tenants in common, the land lying and being situated in **Horn Lake, DeSoto County, Mississippi**, described as follows, to-wit:

Lot 242, Section A, DESOTO VILLAGE SUBDIVISION, in Section 34, Township 1 South, Range 8 West, as per plat thereof of record in Plat Book 7, at pages 9-14, 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 Horn Lake, 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 record with the recorded plat of said subdivision.

Possession is given upon delivery of this deed, with taxes for 1990 to be prorated.

For the above mentioned consideration, the Grantors herein convey to the Grantees herein all their right, title and interest in and to any escrow accounts they may have in connection with the above mentioned indebtedness.

WITNESS OUR SIGNATURES, this the 1st day of March, 1990.

James T. Smith
JAMES T. SMITH
Rosie M. Smith
ROSIE M. SMITH

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 1st day of March, 1990, within my jurisdiction, the within named **JAMES T. SMITH** and wife, **ROSIE M. SMITH**, who acknowledged that they executed the above and foregoing instrument

My commission expires: 5/6/90

James E. McDaniel
NOTARY PUBLIC
STATE MS.-DESOTO CO.
FILED

GRANTOR: 2940 Greenbriar Cove E. - Hernando, Ms 38632
OFF. Phone: 393-6165
GRANTEE: PO Box 273 - Southaven, 38671
OFF. Phone: 349-2291

HM. Phone: 393-4168
HM. Phone: 349-9773

Prepared by and return to:
GEORGE S. MCINGVALE
2550 West Street, Hernando, MS 38632
90-47

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RECORDED 3/2/90
DEED BOOK 223
PAGE 341
W.E. DAVIS CH. CLK.