

EVAN COOPER MANUS, JR., ET UX,

Grantors,

TO:

WARRANTY DEED

WILLIAM N. NOE, SR., 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, EVAN COOPER MANUS, JR. and wife, PEGGY Y. MANUS, do hereby sell, convey and warrant unto WILLIAM N. NOE, SR. and wife, LINDA J. NOE, 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 458, Section "B", South 1/2, East of Cow Pen Creek, DeSoto Village Subdivision, in Sections 33 and 34, Township 1 South, Range 8 West, as shown on plat of record 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 EVAN COOPER MANUS, JR. and wife, PEGGY Y. MANUS in favor of the Bank of Mississippi dated August 27, 1987, and recorded in Deed Book 414, Page 355, in the office of the Chancery Clerk of DeSoto County Mississippi, which secures an indebtedness in the current principal amount of Thirty Eight Thousand Seven Hundred Three and 66/100 (\$38,703.66) 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 on or before March 15, 1990.

WITNESS the signature of the Grantors, this the 9th day of March, 1990.

Evan Cooper Manus Jr.
EVAN COOPER MANUS JR.

Peggy Y. Manus
PEGGY Y. MANUS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for the State and county aforesaid, EVAN COOPER MANUS, JR. and wife, PEGGY Y. MANUS 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 9th day of March, 1990.

Linda Kay Wheeler
NOTARY PUBLIC



My Commission Expires:
August 1991

GRANTOR'S ADDRESS: P.O. Box 107, Southaven, Ms. 38671
GRANTOR'S HOME NO. 601-393-9295 WORK NO. 901-685-8164
GRANTEE'S ADDRESS: 6135 Devon Circle, Horn Lake, MS. 38637
GRANTEE'S HOME NO. 601-393-4092 WORK NO. 601-365-2060

STATE MS.-DESOTO CO. BC
FILED
Mar 14 10 30 AM '90
RECORDED 3/15/90
DEED BOOK 223 wt
PAGE 527
W.E. DAVIS CH. CLK.