

WARRANTY DEED

STATE MS.-DESOTO CO. D.7.
FILED

APR 2 11 06 AM '90

RONALD J. BISHOP and wife, DIANNE J. BISHOP
Grantors

RECORDED 4-4-90
DEED BOOK 224unt
PAGE 290
W.E. DAVIS CH. CLK.

To
DOUGLAS L. NICHOLS and wife, RUTH NICHOLS
Grantees

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, RONALD J. BISHOP and wife, DIANNE J. BISHOP, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, DOUGLAS L. NICHOLS and wife, RUTH NICHOLS, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 51, Part 3, Summerwood Subdivision, on Section 22, Township 1 South, Range 7 West, as shown by the plat recorded in Plat Book 19, Pages 53-57, 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 Ronald J. Bishop, et ux, in favor of Bank of Mississippi, dated January 24, 1986, and recorded in Book 357, Page 519, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$55,887.13, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by Bank of Mississippi in connection with loan made by same on the above described property.

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

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

WITNESS the signatures of the Grantors this the 29th day of March, 1990.

Ronald J. Bishop
RONALD J. BISHOP
Dianne J. Bishop
DIANNE J. BISHOP

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named RONALD J. BISHOP and DIANNE J. BISHOP, 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 29th day of March, 1990.

Marta C. Higgins
Notary Public

My Commission expires:
November 28, 1991

Grantors' Address:
1278 East Crestwood, Memphis, TN 38119
Home No. 393-5087 Work No. 563-8922
Grantees' Address:
8430 Maplewood Cove, Olive Branch, MS 38654
Home No. 904-686-5950 Work No. NONE