

WARRANTY DEED

RICKY JOHNSON and wife, DONNA JOHNSON

Grantors

To

GARY P. GWYN and wife, REBECCA T. GWYN

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, RICKY JOHNSON and wife, DONNA JOHNSON, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, GARY P. GWYN and wife, REBECCA T. GWYN, 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 2117, Section L, Second Revision, Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as shown on plat of record in Plat Book 25, Page 38, 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 William N. Sexton, et ux, in favor of Bank of Mississippi, dated November 20, 1986, and recorded in Book 384, Page 387, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$74,906.30, 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 24th day of May, 1990.

Ricky Johnson
RICKY JOHNSON
Donna Johnson
DONNA JOHNSON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named RICKY JOHNSON and DONNA JOHNSON, 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 24th day of May, 1990.

My Commission expires:
November 28, 1991

Martin C. Huggins
Notary Public

Grantors' Address:

222 Aileen, Collierville, TN 38017

Home No. 901-853-1474

Work No. 901-357-9781

Grantees' Address:

399 Sandlewood, Southaven, MS 38671

Home No. 901-345-2743

Work No. 901-332-4104

STATE MS.-DESOTO CO.
FILED

MAY 25 9 16 AM '90

RECORDED 6-1-90
DEED BOOK 226
PAGE 79
W.F. DAVIS CH. CLK.
By *d. Smith* D.C.