

198

WARRANTY DEED

JOHN WAYNE CARLOCK and wife, KATHY MARTIN CARLOCK

Grantors

To

ARTHUR A. CLARKE and wife, JANE B. CLARKE

Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we, JOHN WAYNE CARLOCK and wife, KATHY MARTIN CARLOCK, the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantees, ARTHUR A. CLARKE and wife, JANE B. CLARKE, 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 2, Whitter Place Subdivision (unplatted), in part of the Northeast Quarter of Section 27, Township 1 South, Range 7 West, DeSoto County, Mississippi, more particularly described as: Beginning at the southeast corner of the northeast quarter of Section 27, Township 1 South, Range 7 West, said point being a point in Malone Road; thence north 186.50 feet along said road to the northeast corner of Lot 1 of said subdivision and the point of beginning of the following lot: thence south 84 degrees 02' west 488.19 feet to the northwest corner of said Lot 1; thence north 5 degrees 00' west 135.0 feet to a point; thence north 84 degrees 02' east 488.19 feet to a point in the centerline of Malone Road; thence south 5 degrees 00' east 135.0 feet to the point of beginning and containing 1.50 acres, less and except a 40 foot right of way for Malone Road containing 0.12 acres, leaving a net acreage of 1.38 acres more or less. All bearings are magnetic. Said property being the same property conveyed to John Wayne Carlock and wife, Kathy Martin Carlock, by Warranty Deed recorded in Book 210, Page 428, in the office of the Chancery Clerk of DeSoto County, Mississippi.

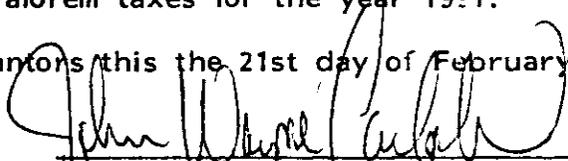
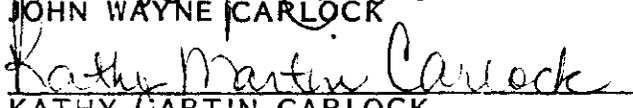
Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by the undersigned in favor of Mercantile Mortgage Corporation, dated November 30, 1988, and recorded in Book 457, Page 262, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$82,409.52, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their name into Grantees' name and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by National City Mortgage in connection with loan made by Mercantile Mortgage Corporation on the above described property.

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

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1991.

WITNESS the signatures of the Grantors this the 21st day of February, 1991.

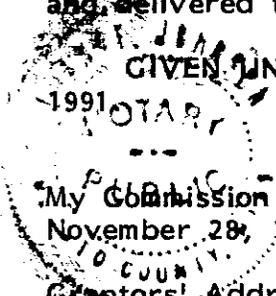
  
\_\_\_\_\_  
JOHN WAYNE CARLOCK  
  
\_\_\_\_\_  
KATHY MARTIN CARLOCK

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 WAYNE CARLOCK and wife, KATHY MARTIN CARLOCK, 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 21st day of February,



Duane Johnson  
Notary Public

My Commission expires:  
November 28, 1991

Grantors' Address & Phone:  
7165 Greenbriar Drive  
Southaven, MS 38671  
(Home) 895-7040  
(Work) 349-4018

Grantees' Address & Phone:  
7551 Malone Road  
Olive Branch, MS 38654  
(Home) 346-6530  
(Work) 795-0680

STATE MS.-DESOTO CO. 7/2  
FILED

FEB 25 11 14 AM '91

RECORDED 225-91  
DEED BOOK 233  
PAGE 198  
W.E. DAVIS CH.CLK.