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|--------------------------|---|---------------|
| LARRY K. DRUMMOND, ET UX |) | GRANTOR |
| |) | |
| |) | |
| TO |) | WARRANTY DEED |
| |) | |
| |) | |
| DOUGLAS WELLS, ET UX |) | GRANTEES |

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, that we, LARRY K. DRUMMOND and wife, JANET C. DRUMMOND do hereby bargain, sell, convey, and warrant unto

DOUGLAS WELLS and Wife, BARBARA WELLS, as tenants by the entirety with full rights of survivorship and not as tenants in common the following described property being situated in the State of Mississippi, County of Desoto, being more particularly described as follows, to-wit:

Lot 17, Section "B", Phillips Place Subdivision, situated in Section 35, Township 1 South, Range 6 West, Desoto County, Mississippi, as per plat recorded in Plat Book 27, page 51, Chancery Clerk's Office, Desoto County, Mississippi.

Being the same property conveyed to the Grantor herein by deed shown at Deed Book 208 at page 588 dated 9/27/88 and recorded on 10/5/88 at 9:00 a.m. to which reference is made as recorded in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Further consideration for this transfer is the assumption by the Grantee of the indebtedness owed to Union Planters National Bank as evidenced by the promissory note and deed of trust executed by Larry K. Drummond et ux dated September 27, 1988, and recorded in Deed of Trust Book 451 at page 286 in the records of the Chancery Court Clerk of DeSoto County, Mississippi, said deed of trust having been assigned to Foster Mortgage Corporation by instrument recorded in Book 479 at page 451, securing a current principal indebtedness of \$64,814.00 as of 7/18/91 which the Grantees assume and agree to pay. Further, the Grantor assigns and transfers all escrow funds held by the secured party to the Grantees herein.

The warranty in this deed is subject to subdivision and

zoning regulations in effect and to easements for public roads and public utilities of record for Desoto County, Mississippi. Further, the warranty is subject to restrictive covenants of record for Phillips Place Subdivision, if any.

Taxes are pro-rated by the escrow transfer for 1991 and Grantee shall pay hereafter.

WITNESS OUR SIGNATURES THIS 23rd DAY OF JULY, 1991.

Larry K. Drummond
LARRY K. DRUMMOND, GRANTOR

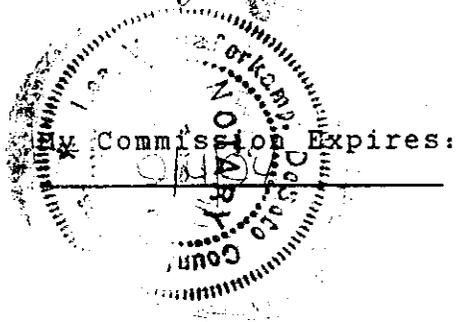
Janet C. Drummond
JANET C. DRUMMOND, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LARRY K. DRUMMOND and wife, JANET C. DRUMMOND who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the date and year shown thereon as their free and voluntary act and for the purposes therein expressed.

GIVEN UNDER my hand and seal of office, this the 23rd day of July, 1991.

Lea Vann Staperkamp
NOTARY PUBLIC



Grantor's address: 9190 ROBERTO
OLIVE BRANCH MS 38654
H #: 601-895-6754 W #: 601-366-3883

Grantees' address: 10064 PHILLIPS DRIVE
OLIVE BRANCH MS 38654
H #: 601-895-9391 W #: 601-895-6041

Please record and return to: Wallace C. Anderson, Attorney
P.O. Box 64

J.T. STATE MS.-DESOTO 01 Olive Branch, Mississippi 38654
FILED (601) 895-4390

Jul 26 10 19 AM '91

RECORDED 7-29-91
DEED BOOK 237
PAGE 162
W.E. DAVIS CH. CLK.