

578

& RETURN TO:

This Instrument prepared by: H. MARK BEANBLOSSOM, ATTY., 3565 RIDGE MEADOW PKWY., #111, MPHS, TN 3811

THIS INDENTURE, made and entered into this 10TH day of SEPTEMBER, 1991

by and between HURSTON ALLEN NICHOLAS AND WIFE, DEBRA S. NICHOLAS

of the first part, and PHH HOMEQUITY CORPORATION, A DELAWARE CORPORATION

WITNESSETH: That for the consideration hereinafter expressed the said part Y, of the second part part ha S bargained and sold and do ES hereby bargain, sell, convey and confirm unto the said part Y of the second part the following described real estate, situated and being in OLIVE BRANCH County of DESOTO State of MISSISSIPPI

Lot 56, The Branch Subdivision, Section "B", in Section 35, Township 1 South, Range 6 West, Desoto County, Mississippi, and being more particularly described as follows:

Beginning at a point in the west line of Persimmon Cove, 197.38 feet north of the tangent intersection of the north line of Branch and the west line of Persimmon Cove, as measured along the west line of Persimmon Cove; thence South 86 degrees 20 minutes 16.6 seconds West along the north line of Lot 57, a distance of 167.0 feet to a point; thence North 36 degrees 045 minutes 44.2 seconds West 14.89 feet to a point; thence North 2 degrees 26 minutes 04.2 seconds East 105.12 feet to a point; thence South 75 degrees 20 minutes 59 seconds East long the south line of Lot 55 a distance of 148.0 feet to a point in the west line of Persimmon Cove; thence southwardly along the west line of Persimmon Cove, along a curve to the left, a chord of South 20 degrees 14 minutes 15.1 seconds East a distance of 50.73 feet to a point; thence continuing along the west line of Persimmon Cove, South 25 degrees 59 minutes 23.4 seconds East a distance of 23.65 feet to the point of beginning.

THIS BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS HEREIN BY WARRANTY DEED OF RECORD IN BOOK 226, PAGE 11, IN DESOTO COUNTY CHANCERY CLERK'S OFFICE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part Y of the second part, ITS heirs and assigns in fee simple forever.

And the said part Y of the first part do ES hereby covenant with the said part Y of the second part that THEY lawfully seized in fee of the aforescribed real estate; that THEY HAVE a good right to sell and convey the same; that the same is unencumbered, EXCEPT FOR 1991 DESOTO COUNTY TAXES, NOT YET DUE AND PAYABLE; SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 34, PAGE 34-36, ALL IN THE DESOTO COUNTY CHANCERY CLERK'S OFFICE.

and that the title and quiet possession thereto THAT THEY will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

WITNESS the signature S of the said part Y of the first part the day and year first above written.

HURSTON ALLEN NICHOLAS
Debra S. Nicholas
DEBRA S. NICHOLAS

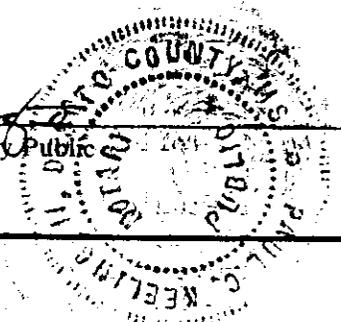
Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared _____

HURSTON ALLEN NICHOLAS AND WIFE, DEBRA S. NICHOLAS

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person^S within named and that _____ T he Y _____ executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 22ND day of JULY, 1991

[Signature]
Notary Public



My commission expires 29TH day of JANUARY 1993

STATE OF TENNESSEE COUNTY OF SHELBY }

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, \$ 86,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]
Affiant

Subscribed and sworn to before me this the 10TH day of SEPTEMBER, 19 91

[Signature]
Notary Public

My Commission Expires March 29, 1994

My commission expires _____ day of _____, 19____

MEMPHIS TITLE
A DIVISION OF FIRST AMERICAN TITLE

100 NORTH MAIN BUILDING
POST OFFICE BOX 3073
MEMPHIS, TENNESSEE 38103
TELEPHONE (901) 525-4343

WARRANTY DEED

TO

State Tax	\$
Clerk's Fee	\$
TOTAL	\$
Paid	

Deputy County Court Clerk.

MTC form 0015

The following information is not a part of this Deed.

Property Address 6693 PERSIMMON COVE
OLIVE BRANCH, MS 38654

Mail Tax Bill to PHH HOMEQUITY CORP.
1855 GATEWAY BLVD., #950
CONCORD, CALIFORNIA 94524
(415) 246-6500

FAT 391-91

ST. STATES MS. - DESOTO CO.
FILED
SEP 20 10 27 AM '91
RECORDED 9-24-91
DEED BOOK 238
PAGE 568
W.E. DAVIS CH. CLK.

SELLERS ADDRESS:
114 NORTHGATE STREET
STARKVILLE, MS 39759
Business # (601) 285-3264
home # (601) 323-5180

BUYERS ADDRESS:
PHH HOMEQUITY CORP.
1855 GATEWAY BOULEVARD, #950
CONCORD, CA 94524
(415) 246-6500

H. MARK BEANBLOSSOM
ATTORNEY AT LAW
3565 RIDGE MEADOW PKY.
MEMPHIS, TN 38115