

STATE MS.-DESOTO CO. 8-
FILED

Nov 12 11 05 AM '91

JAMES L. SANDERS ET UX,

RECORDED 11-13-91
DEED BOOK 240
PAGE 43
W.E. DAVIS CH. CLK.

TO:

WARRANTY DEED

MARK E. FLOWERS ET UX,

GRANTEE.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all which is hereby acknowledged, JAMES L. SANDERS and wife RUBY L. SANDERS do hereby sell, convey and warrant unto MARK E. FLOWERS and wife KIMBERELY C. FLOWERS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Lot 3 of Bill LaRue's Tchulahoma Road Subdivision, in Sections 4 & 5, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8, Page 44, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which recorded plat reference is hereby made.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1991 are to be pro-rated and possession is to be given with delivery of this deed.

WITNESS the signature of the Grantors, this the 7th day of November, 1991.

James L. Sanders
JAMES L. SANDERS
Ruby L. Sanders
RUBY L. SANDERS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named JAMES L. SANDERS and wife RUBY L. SANDERS, who acknowledged that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 7th day of November, 1991.

Lee Ann Deal
NOTARY PUBLIC



My Commission Expires:
September 26, 1995

Grantor's Address: Rt 2, Box 8, Oakland, MS 38948
Grantor's Telephone No: Home: 623-9338 Work: 623-9338
Grantees' Address: 2064 King Road, Southaven, MS 38671
Grantees Telephone No: Home: 349-0035 Work: 901-774-2211