

639

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO: & RETURN TO:	MAP PARCEL NUMBERS
James O. Parker 754 East Brookhaven Cl Memphis, TN 38117	Michael & Karen Holden (NAME) 8218 Cedarbrook (STREET ADDRESS) Southaven, Mississippi 38671 (CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 26th day of February 19 93, by and between James O.

Parker and wife, Linda S. Parker party of the first part, and Michael D. Holden & wife, Karen M. Holden party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in city of Southaven County of Desoto State of Mississippi, to wit:

Lot 122, Section "A", Brook Hollow Subdivision, Section 24, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 7, Page 8 in the Office of the Chancery Clerk of Desoto County, Mississippi, to which reference is hereby made for a more particular description of said lot.

This being the same property as that transferred to the Grantors by Warranty Deed recorded in Book 161 at Page 103 in the Office of the Chancery Clerk of Desoto County, Mississippi.

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 party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate, that he has a good right to sell and convey the same; that the same is unencumbered, except for all 1993 property taxes which the grantees assume and agree to pay and all subdivision restrictions and easements of record in the Chancery Clerk's Office of Desoto County, Mississippi.

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

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to the proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part first above written. Executed and delivered this 26th day of February, 1993.

STATES DEED TO DO FILED

FEB 26 11 01 AM '93

James O. Parker
Linda S. Parker

RECORDED 3-2-93
DEED BOOK 254
PAGE 639
STATE OF TENNESSEE
COUNTY OF SHELBY
W.E. DAVIS CH. CLK.

This day personally appeared before me, the undersigned authority in and for said County and State, the within named James O. Parker and wife, Linda S. Parker, who acknowledged that they signed and delivered the above and foregoing instrument 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 26th day of February, 1993.

Notary Public Seal: Janna S. ... NOTARY PUBLIC

My commission expires: My Commission Expires 3/31/94

Grantor's address:
1344 Winterberry Cove
Germantown, TN 38138
Home - 755-7456
Work 722-0302

Grantee's address & property address:
8218 Cedarbrook
Southaven, Mississippi 38671
NONE