

26

WARRANTY DEED

MAR 4 9 31 AM '93

WILLIAM W. WALKER and wife, GWENDOLYN S. WALKER  
Grantors

RECORDED 3-8-93  
DEED BOOK 258  
PAGE 26  
W.E. DAVIS CH. CLK.

To

MICHAEL A. SAMUELL and wife, ROBIN W. SAMUELL  
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, WILLIAM W. WALKER and wife, GWENDOLYN S. WALKER, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, MICHAEL A. SAMUELL and wife, ROBIN W. SAMUELL, 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 7, Section A, Holly Hills Subdivision, in Section 30, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 10, Pages 34-35, 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 William W. Walker, et ux, in favor of Mid-South Mortgage Corporation, dated August 30, 1989, and recorded in Book 483, Page 250, in the office of the Chancery Clerk of DeSoto County, Mississippi; and validly assigned to Shawmut First Mortgage Corporation, dated August 30, 1989, and recorded in Book 484, Page 27, and re-recorded in Book 498, Page 575, in said Clerk's office, which secures an indebtedness in the current principal amount of \$49,009.50, 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 Accubanc Mortgage Corporation in connection with loan made by Mid-South 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 1993.

WITNESS the signatures of the Grantors this the 3rd day of March, 1993.

William W. Walker  
WILLIAM W. WALKER

Gwendolyn S. Walker  
GWENDOLYN S. WALKER

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named WILLIAM W. WALKER and GWENDOLYN S. WALKER, 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 3rd day of March, 1993.

My Commission expires:  
November 27, 1995

Martha C. Huggins  
Notary Public

Grantor's Address:  
7365 Eastover, Walls, MS 38680  
Home No. 781-2192 Work No. 901-363-6571

Grantee's Address:  
5897 Shannon Drive, Walls, MS 38680  
Home No. 349-2155 Work No. 901-707-4030