

CHARLES M. EMERSON, ET UX  
BRITT M. EMERSON  
GRANTOR(S)

TO

WARRANTY DEED

MICHAEL T. WILLIAMS, ET UX  
MICHELLE S. WILLIAMS  
GRANTEE(S)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, CHARLES M. EMERSON and wife, BRITT M. EMERSON, do hereby sell, convey and warrant unto MICHAEL T. WILLIAMS and wife, MICHELLE S. WILLIAMS, as joint tenants with full right of survivorship, and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

A part of Lot 444 on Section 13, Township 3, range 8, as shown by the Official Map of the Town of Hernando, Mississippi, and being more particularly described as BEGINNING at a point 617 feet west and 52.6 feet south of the northeast corner of Lot 444 as shown by the Official Map of the Town of Hernando, Mississippi on file in the Office of the Chancery Clerk of said County, which point is in the south line of the right of way of Commerce Road, a distance of 105 feet west of the lot conveyed by Paul Brown and wife, to J. R. Garrett and wife on April 17, 1943 of record in Book 31, Page 175; thence south 207.3 feet to an iron pin; thence west 105.0 feet to an iron pin; thence north 206.0 feet to an iron pin in the south line of Commerce Road; thence east with the south line of Commerce Road 105.0 feet to the point of beginning, as shown by the survey of J. E. Lauderdale, CE, dated November, 1961 and being the same land conveyed by John O. Caldwell, et ux, to Elmer L. Pelton, et ux by deed dated July 11, 1967 and of record in Deed Book 71, Page 41 of the Land Deed Records of said county and subsequently conveyed to the Grantors herein by deed of record in Deed Book 79, Page 129 of the Land Deed Records of said County.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1993 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect, then the Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay (Grantor(s) or their assigns any amount overpaid.

Possession is to be given one week after closing.

WITNESS OUR SIGNATURES this the 17th day of May, 1993.

STATE MS.-DESOTO CO.  
FILED

MAY 18 8 56 AM '93

*Charles M. Emerson*  
CHARLES M. EMERSON

*Britt M. Emerson*  
BRITT M. EMERSON

BK 257 PG 310  
W.E. DAVIS CH. CLK.  
W.S. Cleveland

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for said county and state, on this the 17th day of May, 1993, within my jurisdiction the within named, CHARLES M. EMERSON and wife, BRITT M. EMERSON, who acknowledged that they executed the above and foregoing instrument.

*Diana M. Sawyer*  
NOTARY PUBLIC



My Commission Expires:  
11-28-94

Grantor's Address: 1878 Hawthorne, Hernando, MS 38632  
Work Phone #: 429-6211 Home Phone #: 429-6007  
Grantee's Address: 767 W. Commerce, Hernando, MS 38632-  
Work Phone #: 342-1417 Home Phone #: 42-2695

/wp/deeds/3602williams