

AUG 2 11 44 AM '93

ANGELA D. RIKARD
Grantor

To

ROBERT SHANE HUGHES and wife, CHARITY ANN HUGHES
Grantees *W.E. DAVIS CH. CLK. by S. Cleveland &*

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, ANGELA D. RIKARD, the undersigned Grantor, does hereby sell, convey, and warrant unto the above Grantees, ROBERT SHANE HUGHES and wife, CHARITY ANN HUGHES, 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 111, Section A, Revised, Southaven Subdivision, in Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 2, Pages 4-5, 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 David E. Rikard and wife, Angela D. Rikard, in favor of Trustmark National Bank, dated January 31, 1989, and recorded in Book 462, Page 166, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures and indebtedness in the current principal amount of \$63,499.16, and Grantees take subject to said loan.

Grantor hereby authorizes the transfer of this loan from her name into Grantees' names and Grantor hereby sets over and assigns unto Grantees without charge all escrow funds now held by Trustmark National Bank in connection with loan made by same 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 signature of the Grantor this the 23rd day of July, 1993.

Angela D. Rikard
ANGELA D. RIKARD

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named ANGELA D. RIKARD, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 23rd day of July, 1993.

My Commission expires:
November 27, 1995

Martha C. Huggins
Notary Public

Grantor's Address:

6714 Black Thorne Drive, Walls, MS 38680

Home No. 781-0480 Work No. 365-6451

Grantee's Address:

1447 Vicksburg Drive, Southaven, MS 38671

Home No. 323-0153 Work No. 369-0698

This instrument prepared by:
Arthur E. Huggins, Attorney
P. O. Box 8
Southaven, MS 38671
601-342-1616