

WARRANTY DEED

STATE MS.-DESOTO CO.
FILED

Aug 18 9 59 AM '93 *J.K. P.K.*

CARLTON W. FREEMAN and wife, NECHA L. FREEMAN
Grantors

To

BK 260 PG 689
W.E. DAVIS CH. CLK.
By: Woodward, P.C.

MICHAEL J. LAMBERT and wife, ANITA F. LAMBERT
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, CARLTON W. FREEMAN and wife, NECHA L. FREEMAN, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, MICHAEL J. LAMBERT and wife, ANITA F. LAMBERT, 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 62, Section A, Revised, Churchwood Estates Subdivision, in Section 2, Township 2 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown on plat of record in Plat Book 12, Pages 45 and 46, 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 Wilbur F. Howard, et ux, in favor of National Mortgage Company, dated July 30, 1987, and recorded in Book 410, Page 599, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures and indebtedness in the current principal amount of \$59,502.12, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by National Mortgage Company 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 signatures of the Grantors this the 17th day of August, 1993.

Carlton W. Freeman
CARLTON W. FREEMAN
Necha L. Freeman
NECHA L. FREEMAN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named CARLTON W. FREEMAN and NECHA L. FREEMAN, 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 17th day of August, 1993.

My Commission expires:
November 27, 1995
Grantor's Address:

Arthur E. Huggins
Notary Public

2680 Shenandoah, Nesbit, MS 38651
Home No. 342-4055 Work No. 601-363-3476

Grantee's Address:
5701 Ridgetop Road, Horn Lake, MS 38637
Home No. 429-4925 Work No. Same

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