

STATE MS.-DESOTO CO. FILED

SEP 3 10 40 AM '93

DON S. ANDERSON, ET UX GRANTORS

TO

JOHN L. FLANIGAN, ET UX GRANTEES

BK 261 PG 365 W.E. DAVIS CH. CLERK WARRANTY DEED

By B. Cleveland

FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, DON S. ANDERSON and wife, DENISE M. ANDERSON, do hereby sell, convey and warrant unto JOHN L. FLANIGAN and wife, SHEILA M. FLANIGAN, as tenants by the entirety, with full rights of survivorship, and not as tenants in common, the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

Lot 97, Section "A", Eastover Subdivision, in Section 29, T-1-S, R-6-W, Olive Branch, Desoto County, MS, recorded in Plat Book 12, Page 38, in the Chancery Clerks Office, Desoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in Olive Branch and Desoto County, Mississippi, and rights of way and easements for public roads and public utilities, and restrictive covenants of record for said subdivision.

The Grantees, by acceptance of this Deed, agree to become members of the Eastover Homeowners Association, a Mississippi Non-Profit corporation, and be bound by the By-Laws of said association. The dues of the association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by proper action at law or proceedings in Chancery for enforcement of such lien, provided, however, that said lien shall be subordinate to any mortgages, deeds of trust, or other security instrument granted by the grantees, a covenant that runs with the land and shall be binding on the successors and assigns of Grantees.

Taxes for the year 1993 are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES this the 31st day of August, 1993.

Don S. Anderson DON S. ANDERSON Denise M. Anderson DENISE M. ANDERSON

STATE OF MISSISSIPPI COUNTY OF DESOTO

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named DON S. ANDERSON and wife, DENISE M. ANDERSON, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as their free and voluntary act and deed, after being first duly authorized to do so.

GIVEN UNDER MY HAND and official seal of office, this the 31st day of August, 1993.

MY COMMISSION EXPIRES:

(SEAL)

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE MY COMMISSION EXPIRES: April 13, 1997 BONDED THRU HEIGEN-MARCHETTI, INC.

Cona K. Howell NOTARY PUBLIC

GRANTORS ADDRESS: 6549 Gallan Court, #155, Memphis, TN 38134 342-4094 323-4024

GRANTEES ADDRESS: 7345 Eastover Blvd., Olive Branch, MS 38654 895-8845 895-7007