

BOOK 264 PAGE 101

STATE MS.-DESOTO CO. J. J. K.  
FILED G. K.

Nov 12 10 12 AM '93

WILLIAM HUGH BROOKS AND  
WIFE SANDRA BYRD BROOKS,

GRANTORS

TO:

WARRANTY DEED

BILL C. NIX AND  
WIFE MAXINE NIX,

GRANTEES

BK 264 PG 101  
W.E. DAVIS CH. CLK.  
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 all of which is hereby acknowledged, we, William Hugh Brooks and wife, Sandra Byrd Brooks, do hereby sell, convey and warrant unto Bill C. Nix and wife, Maxine Nix as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 34, Second Addition, Germanwood Estates Subdivision, situated in Section 28, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 24, Page 33 and 34, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in Olive Branch, DeSoto County, Mississippi and to rights of way and easement for public roads and public utilities, and any and all restrictive covenants and easements for Germanwood Estates Subdivision.

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

WITNESS our signatures on this the 10<sup>th</sup> day of November, 1993.

*William H. Brooks*

William Hugh Brooks  
T.N.D.L. 54965004

*Sandra Byrd Brooks*

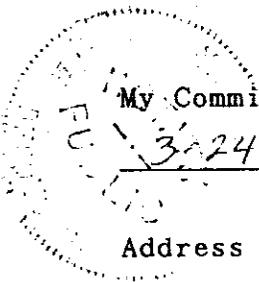
Sandra Byrd Brooks  
T.N.D.L. 54090070

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named William Hugh Brooks and wife, Sandra Byrd Brooks who did each acknowledge to me 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 and for the purposes expressed therein.

Given under my hand and official seal of office on this the 10<sup>th</sup> day of November, 1993.

*D. Clay Vanderburg*  
NOTARY PUBLIC



My Commission Expires:

3-24-97

Address of Grantors: 3973 Timber Trail, Memphis, Tennessee 38141.  
Telephone: 901-365-6477; 901-797-8214

Address of Grantees: 1521 Whitewater Road Memphis, Tennessee  
38117.  
Telephone: 683-8154 - 6838154

Prepared By: David Clay Vanderburg, Attorney at Law, P.O. Box 523,  
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