

JOHN G. KERR and wife,
SANDRA H. KERR,

GRANTOR(S),

TO:

WARRANTY DEED

SANDRA M. HAGAN,

GRANTEE,

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, JOHN G. KERR and wife, SANDRA H. KERR, do this day sell, convey and warrant unto SANDRA M. BUBB, the following described land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 6, Haines Subdivision, in Section 26, Township 1 South, Range 7 West, DeSoto Courty, Mississippi, as per plat thereof recorded in Plat Book 19, Pages 8-10, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

As a part of the consideration for this conveyance the Grantee herein expressly assumes and agrees to pay the balance on that certain promissory note dated April 9, 1987 in the original principal sum of \$83,300.00, secured by and fully described in the Deed of Trust of even date therewith recorded in Volume 398, Page 544, Deed of Trust records of DeSoto County, Mississippi, and hereby expressly assumes the obligation of John G. Kerr and wife, Sandra H. Kerr under the terms of the instruments creating said loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, this agreement of assumption being evidenced by their acceptance of this deed.

The warranty in this deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1993 are to be pro-rated and possession is to be given on or before December 29, 1993.

WITNESS the signatures of the Grantor(s), this the 22nd day of December, 1993.

STATE MS.-DE SOTO CO.
FILED

J.K.
J.K. JAN 3 1 36 PM '94

John G. Kerr

JOHN KERR

Sandra H. Kerr

SANDRA M. KERR

BK 265 PG 780

STATE OF MISSISSIPPI
COUNTY OF DESOTO

W.F. DAVIS, CH. CLK.
by B. Cleveland

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named JOHN KERR and SANDRA M. KERR, who acknowledged that they executed 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 therein expressed.

Given under my hand and official seal of office, this the 22nd day of December, 1993.

Sandra Hare
NOTARY PUBLIC

SPACES BY: A. B. COUCH, P.O. Box 305
SOUTHAVEN, MS 38671

My Commission Expires: (601) 393-2270
3-30-96

Grantors' Address: P.O. Box 4085, 1/2 mi S of DeSoto, Ark - 72512
Grantors' Telephone No: Home: (501) 670-5944 Work: (501) 670-5944
Grantee's Address: 7910 Ashley Drive, Olive Branch, MS 38654
Grantee's Telephone No: Home: (601) 393-2270 Work: (601) 393-2270