

WARRANTY DEED

THIS INDENTURE, made and entered into on this 27th day of DECEMBER, 1993

by and between SAMMY L. HOWELL & LAWRENCE W. BERRETTA
488 S. Goodlett Mpls, TN. 38117
H-901-458-4179 W-901-372-0872

party of the first part, and JAMES E. WILSON, JR. & PEARL WILSON party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DESOTO State of ~~Tennessee~~ MISSISSIPPI:

Lot 7 of Section A revised, KoKo Reef Subdivision, in Sections 29, 30, 31 and 32, Township 3 South, Range 9 West as shown on the recorded plat of said subdivision in Plat Book 7, pages 26-34 in the office of the Chancery Clerk of Desoto County, Mississippi.

STATE MS.-DESOTO CO. ^{NO} FILED ^{11/27}

JAN 5 11 23 AM '94

BK 266 PG 74
W.E. DAVIS, CH. CLK.
By B. Cleveland

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

JAMES E. WILSON, JR. & PEARL WILSON 7024 SUNSET PLACE, GERMANTOWN, TN. 38138

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except the subdivision and zoning regulations in effect in DeSoto County and is subject to Subordination Agreement recorded in Book 222, Page 267 in the Land Trust Deed Records in the Office of the Chancery Clerk of DeSoto County, Mississippi.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.



Drucilla C. Boyd
12-29-93

Sammy L. Howell
488 S. Goodlett Rd
Mpls TN 38117
Lawrence W. Berretta 12/29/93
3901 W. Sheffield Ave.
Chandler, AZ 85226

STATE OF TENNESSEE, COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County,

Sammy L. Howell

, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of December 1993

Michelle
Notary Public

MY COMMISSION EXPIRES SEPT 17, 1996

My commission expires _____



(FOR RECORDING DATA ONLY)

Property Address Lot #7 KoKo Reef Subdivision
DeSoto County, Mississippi

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

JAMES E. WILSON, JR.

7024 SUNSET PLACE

GERMANTOWN, TENNESSEE 38138

~~N- 901-736-4410~~

W- 901-541-2239

This instrument prepared by:

MRS SHIRLEY HOWELL

488 So Goodlet

MEMPHIS TN 38117

H. 901-458-4129 W-901-372-0872

State Tax\$.....

Register's Fee50

Recording Fee6.00

Total\$.....

T.G. #

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is

\$ 5800.00

which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this _____

day of _____, 19_____

Notary Public

My commission expires: _____

COMPLIMENTS OF MID-SOUTH TITLE INSURANCE CORPORATION



700 pd
ret Grantel

