

WARRANTY DEED

This deed of conveyance this day made by the undersigned, MURRY SPAIN, JR. and wife, SANDRA D. DUNLAP SPAIN, hereinafter referred to as the GRANTORS, and JOHN S. BROOM and wife, JENNIFER E. BROOM, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, MURRY SPAIN, JR. and wife, SANDRA D. DUNLAP SPAIN, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEES, JOHN S. BROOM and wife, JENNIFER E. BROOM, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lots 5, 6 and part of Lot 7, Fairview Heights Subdivision, Section 13, Township 3 South, Range 8 West, as per plat thereof of record in Plat Book 1, Page 11, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and being described as: Beginning at the intersection of the South right of way of Bibb Street (40 feet wide) and the East right of way of Holmes Street (40 feet wide), said point being the Northw st corner of Lot 5 of Fairview Heights Subdivision, Section 13, Township 3 South, Range 8 West, as shown in Plat Book 1, Page 11, in the Office of the Chancery Clerk of DeSoto County, Mississippi; thence South 212.0 feet along the East right of way of Holmes Street to a point; thence East 147.0 feet along an existing chain link fence to a point; thence North 129.50 feet along an existing chain link fence to a point in the South right of way of Wadsworth Circle (40 feet wide); thence Northwestward 112.5 feet along a curb in said street to a point in the South right of way of Bibb Street; thence West 73.0 feet to the point of beginning.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property.

Taxes and assessments against said property for the year 1994 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

Witness the signatures of the GRANTORS on this the 18th day of May, 1994.

Murry Spain Jr.
MURRY SPAIN, JR.

Sandra D. Dunlap Spain
SANDRA D. DUNLAP SPAIN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 18th day of May, 1994, within my jurisdiction, the within named MURRY SPAIN, JR. and wife, SANDRA D. DUNLAP SPAIN, who acknowledged that they executed the above and foregoing instrument.

Kenneth E. Shells
NOTARY PUBLIC

My Commission Expires:
My Commission Expires Sept. 19, 1995



GRANTORS' ADDRESS:
565 Bibb Street
Hernando, MS 38632
RES. TEL.: 429-2047
BUS. TEL.: N/A

GRANTEES' ADDRESS:
565 Bibb Street
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: 429-6397

Prepared by:
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601-429-5038
94249.663

STATE MS. DE SOTO CO. 61
FILED 61

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BK 271 PG 216
W.E. DAVIS CH. CLK.
By: *Woodard, P.C.*