

James R. Austin and wife, Mary J. Austin  
GRANTORS

BOOK 271 PAGE 270

TO

WARRANTY

David A. Clay *FRA*  
GRANTEE

DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, James R. Austin and wife, Mary J. Austin, do hereby sell, convey, and warrant unto David A. Clay, A Single Person the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 16 Rollin Oaks Subdivision, in Section 29, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 37, Page 50, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1994 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURES, this the 18th day of May, 1994.

*James R. Austin*  
James R. Austin  
*Mary J. Austin*  
Mary J. Austin

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 18th day of May, 1994, within my jurisdiction, the within named James R. Austin and wife, Mary J. Austin, who acknowledged that they executed the above foregoing instrument.

*Sherida K. Parks*  
Notary Public

My Commission Expires:  
4/4/98

GRANTOR'S ADDRESS:  
5112 Austin Road  
Lake Cormorant, MS 38641  
Work Phone #: 601/781-3657  
Home Phone #: Same

GRANTEE'S ADDRESS:  
4050 Rollin Oaks Drive  
Horn Lake, MS 38637  
Work Phone #: 995-0105  
Home Phone #: 342-2454

THIS INSTRUMENT PREPARED BY:  
Eric Sappenfield  
97 Stateline Road East, Suite A  
Southaven, Mississippi 38671  
601/342-2170

FILE NUMBER: 4133R7

STATE OF MISSISSIPPI  
DE SOTO CO. WS  
MAY 24 9 07 AM '94

BK 271 PG 270  
W.E.D. WOODARD, CLK.  
Sey: Woodard, P.C.