

## WARRANTY DEED

This deed of conveyance this day made by the undersigned, WILLIAM H. BYRD, hereinafter referred to as the GRANTOR, and ARTHUR F. BELOATE, JR. and wife, SHERRY L. BELOATE, 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 GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, WILLIAM H. BYRD, the GRANTOR does hereby and by these presents sell, convey, and warrant unto the GRANTEES, ARTHUR F. BELOATE, JR. and wife, SHERRY L. BELOATE, 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:

Lot 15 B, Second Revision of Oak Manor Subdivision, Section "A", in Section 23, Township 3 South, Range 8 West, as per plat thereof of record in Plat Book 26 at Page 10 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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; and further subject to the Restrictive Covenants and Building Restrictions and easements of record with the recorded plat of said subdivision as found in Plat Book 26, Page 10, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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 by the GRANTOR unto the GRANTEES on

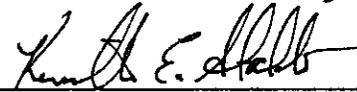
or before July 3, 1994, and the GRANTOR herein warrants to pay unto the GRANTEES the sum of \$25.10 per day beginning June 4, 1994 as rental for the above-described property for the time that the property remains in his possession and that the GRANTOR shall in no way remain in possession of the property after July 3, 1994.

Witness the signature of the GRANTOR on this the 3<sup>rd</sup> day of June, 1994.

  
WILLIAM H. BYRD

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 3<sup>rd</sup> day of June, 1994, within my jurisdiction, the within named WILLIAM H. BYRD, who acknowledged that he executed the above and foregoing instrument.

  
NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI DESOTO CO. N/A  
N/A

JUN 6 10 53 AM '94

BK. 271 PG 647  
W.E. DAVIS CH. CLK.  
*Wm. Byrd*

GRANTOR'S ADDRESS:  
3077 Scott Road  
Hernando, MS 38632  
RES. TEL.: 429-8855  
BUS. TEL.: N/A

GRANTEES' ADDRESS:  
4840 Maple Hill  
Nesbit, MS 38651  
RES. TEL.: N/A  
BUS. TEL.: 601-429-4436

Prepared by:  
Law Offices of A. Cinclair May  
2565 Caffey Street, Suite 100  
Hernando, MS 38632  
601-429-5038  
94249.672