

## WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned, ANNIE LOU FERGUSON, a femme sole, hereinafter referred to as the GRANTOR, and GARRY V. LONG and wife, KAREN C. LONG, hereinafter referred to as the GRANTEEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, the GRANTOR does hereby and by these presents sell, convey, and warrant unto the GRANTEEES, 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 8, Robison Square Townhomes in Section 18, Township 3 South, Range 7 West, as per plat thereof recorded in Plat Book 27, Pages 13-14, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

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, Mississippi; 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; any

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*W. D. Graham*

unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show; and to the restrictive covenants of record for said subdivision as recorded in Plat Book 27, Pages 13-14.

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 signature of the GRANTOR on this the 31<sup>st</sup> day of August, 1994.

*Annie Lou Ferguson*  
ANNIE LOU FERGUSON

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

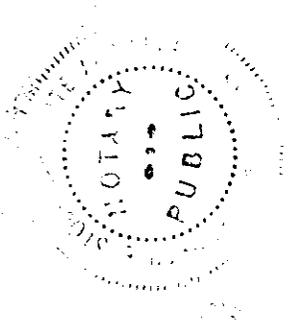
Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31<sup>st</sup> day of August, 1994, within my jurisdiction, the within named ANNIE LOU FERGUSON, who acknowledged that she executed the above and foregoing instrument.

*Samuel E. Shelton*  
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Sept. 19, 1995

(SEAL)



GRANTOR'S ADDRESS:  
2172 Pleasant Grove  
Hernando, MS 38632  
Res. Tel.: 429-4662  
Bus. Tel.: None

GRANTEES' ADDRESS:  
2172 Pleasant Grove  
Hernando, MS 38632  
Res. Tel.: None  
Bus. Tel.: 901-543-8031

Prepared by:

Law Offices of A. Cinclair May  
2565 Caffey Street, Suite 100  
Hernando, MS 38632  
601-429-5038  
94149.813