

JOSEPH E. AUSTIN)
Grantor)
TO)
JOHN C. SANDELL and wife,)
ANGIE SANDELL)
Grantee)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, sufficient, and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, We, the undersigned grantors, do hereby SELL, CONVEY, AND WARRANT unto JOHN C. SANDELL and wife, MARY A. SANDELL, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property, together with all appurtenances and improvements located thereon, said real property being located in the County of DeSoto, State of Mississippi, and being more particularly described as follows to wit:

Lot 10, Rollin Oaks Subdivision, in Section 29, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof of record 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 the subdivision and any zoning regulations in effect for the County of DeSoto, rights of way and easement for public roads and public utilities and further subject to all applicable building restrictions and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1994 are to be paid by the Grantees. Possession is to be given with delivery of this Deed.

WITNESS the signature of the Grantors this the 16th day of September, 1994.

Joseph E. Austin

JOSEPH E. AUSTIN

STATE OF MISSISSIPPI)
COUNTY OF DESOTO)

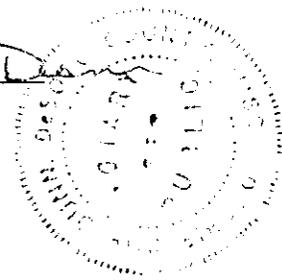
PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named JOSEPH E. AUSTIN, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL of office this the 16th day of September, 1994.

My Commission Expires: 9-21-97

D. Cleveland

Notary Public



Grantors' Address:
P. O. Box 413
Horn Lake, MS 38637
Work Phone: (601)342-1146
Home Phone: same

Grantee's Address:
4230 Rollin Oaks Drive
Horn Lake, MS 38637
Work Phone: (901)348-1600
Home Phone: (601)342-6590

THIS INSTRUMENT PREPARED BY:
Neal H. Labovitz
915 Ferncliff Cove, Suite 1B
Southaven, Mississippi 38671
(601) 342-7957

STATE OF MISSISSIPPI

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By S. Cleveland &