

WARRANTY DEED

BOOK 276 PAGE 346

THIS INSTRUMENT PREPARED BY: First Title Corporation 5384 Poplar Avenue Suite 440 Memphis, TN 38119 901-761-0303	SEND TAX BILLS TO:	PARCEL NUMBERS
	Leroy and Helen Payne (NAME)	
	348 Darrell Cove (STREET ADDRESS)	3086-1300.4 00104
	Hernando, MS 38632 (CITY) (STATE) (ZIP)	& 3086-1300.4-00105

THIS INDENTURE, made and entered into this 14th day of July, 1994, by and between

Harold Milan, party of the first part, and
Leroy Payne and wife, Helen Payne party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hernando County of DeSoto State of ~~Tennessee~~ Mississippi.

STATE MS. DE SOTO CO.
FILED

SEE EXHIBIT "A" ATTACHED SEP 29 9 10 AM '94

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W.E. DAVIS CH. CLK.
By: P. Stankovic

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Grantor: Harold Milan Grantee: Leroy Payne HAROLD MILAN
4462 Sunset 348 Darrell
Nesbit, MS 38654 Hernando, MS
H. 601-895-2567 38632
W. 601-429-9345 W. 901-867 2147 or 601-424-6999

INDIVIDUAL
STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, Stephen J. Winkel, a Notary Public of said County and State, Harold Milan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 1994

My Commission Expires 29th day of August, 1995

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, \$63,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this 14th day of July, 1994
Notary Public
My commission expires: 8/29/95

PROPERTY ADDRESS:
348 Darrell Cove
Hernando, MS 38632

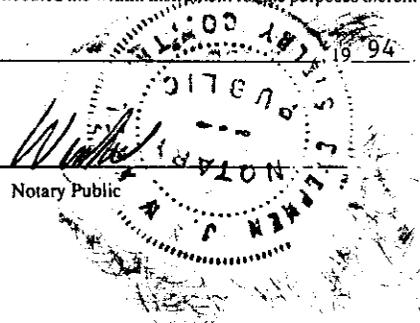


Exhibit "A"

1.70 acre lot as Town lots 347 and 348 in Section 14, Township 3 South, Range 8 West, City of Hernando in DeSoto County, Mississippi. Beginning at the southeast corner of Town of Hernando lot 347 as shown on the City lot map in Section 13, Township 3 South, Range 8 West; thence south 85 degrees 00 minutes west 255.0 feet along the south line of Town Lots 347 and 348 to a point in the east line of a right-of-way for a City Street; thence north 7 degrees 26 minutes west 300.0 feet along the east line of said street to a point in the south line of Southern Street (40 feet wide); thence north 85 degrees 00 minutes east 262.16 feet along the south line of Southern Street and the north line of Lots 347 and 348 to the northeast corner of Lot 347; thence south 7 degrees 26 minutes east 300.0 feet to the point of beginning.

Being the same property conveyed to grantors herein by Warranty Deed of record at Book 244, Page 610, in the Chancery Clerk's Office of DeSoto County, Mississippi.