

S94-1127

JAMES G. DAVIS, JR. AND WIFE EMILY D. DAVIS,
GRANTORS

WARRANTY

TO

DEED

JOYCE CATES,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES G. DAVIS, JR. AND WIFE EMILY D. DAVIS, do hereby sell, convey, and warrant unto JOYCE CATES, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 69, Section C, The Branch Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 36, Pages 17-19, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi, and further subject to 10 foot utility easement on rear lot line as shown on recorded plat; 20 foot utility easement on front lot line as shown on recorded plat; 5 foot utility easement on sides of lot lines as shown on recorded plat.

Taxes for 1994 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 28th day of December, 1994.

James G. Davis, Jr.
James G. Davis, Jr.
Emily D. Davis
Emily D. Davis

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named JAMES G. DAVIS, JR. AND WIFE EMILY D. DAVIS, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of December, 1994.

My commission expires

June 17, 98

Conrad R. ...
Notary Public

Grantors Address:
4830 Fleetgrove
Memphis, TN 38117

Phone: Res.- 901-523-9445
Bus.- 901-523-9445

Grantees Address:
3082 Atmore
Memphis, TN 38118

Phone: Res.- 901-362-5088
Bus.- N/A

Prepared By:

Austin Law Firm, P.A.
230 Goodman
Suite 510
Southaven, Mississippi 38671
(601) 349-2234

STATE OF MISSISSIPPI

DEC 29 9 40 AM '94

BK 280 PG 50
W.E. DAVIS CH. CLK.
W. E. Davis, Ch. CLK.