

STATE OF MISSISSIPPI DE SOTO CO.

JAN 4 12 53 PM '95

PREPARED BY AND RETURN TO:
 BRIAN L. DAVIS
 ATTORNEY AT LAW
 48 STATLINE RD. W.
 SOUTHAVEN, MS 38671
 (601) 393 8542

BK 280 PG 153
 W.E. DAVIS, CH. CLK.

by: P. Starkey DC

WARRANTY DEED

LADONNA J. FAULKNER and husband, RODNEY K. FAULKNER,
 GRANTORS

TO:

RANDY T. PHILLIPS, a single person,
 GRANTEE

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby sell, convey, and warrant unto the above Grantee, Randy T. Phillips the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 1616, Section "C", South, Desoto Village Subdivision, situated in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown by plat in Plat Book 10, Pages 3-8, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

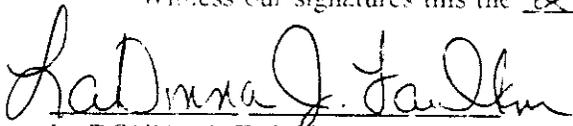
The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

By way of explanation, LaDonna J. Faulkner hereby further covenants that she is one and the same person as LaDonna J. Hart who took title to this property by virtue of Quitclaim Deed dated April 4, 1991, and recorded at Book 234, Page 352 in the Office of the Chancery Clerk of DeSoto County, Mississippi. Since that date, she married Rodney K. Faulkner and has remained so married up to and including the time of this conveyance. Rodney K. Faulkner joins in the transfer of this property in order to convey any marital interest which he may have aquired in the above described property.

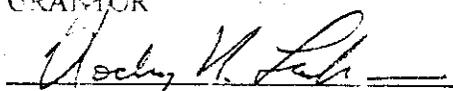
Taxes for the current year shall be prorated.

This Document was prepared without benefit of Title Examination.

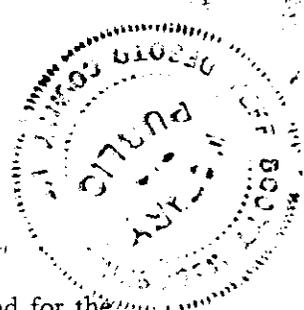
Witness our signatures this the 2 day of Dec., 1994.



LADONNA J. FAULKNER
 GRANTOR



RODNEY K. FAULKNER
 GRANTOR



STATE OF Mississippi
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Ladonna J. Faulkner and Rodney K. Faulkner who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 2nd day of December, 1994.

Jeff DeH McCaskill
NOTARY

My commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES 12/31/98
BONDED THRU HEIDEN-WARHETTELL, INC.

Grantors Address:
818 CHURCH RD.
SOUTHWANEN, MS 38671
(W) 393-0800
(H) N/A

Grantees Address:
3590 PEMBROOK
HORN LAKE, MS 38637
(H) 393-3088
(W) 367-0548