

WARRANTY DEED

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, GRANTOR hereby grants and conveys to GRANTEES all right, title and interest in the real property hereinafter described.

GRANTOR hereby covenants with, and warrants to, GRANTEES that he has fee title to the property listed herein, that he has the right to sell and convey said property, that the property is unencumbered except as listed below and that the title and quiet possession will forever be defended against the lawful claims of all persons.

GRANTEES, their heirs, successors and assigns, are to have and hold the property listed herein together with all appurtenances and hereditaments of GRANTOR, in fee simple forever.

GRANTORS: Ricky Payne Perkins

GRANTEES: Vicky Joe Noto, also known as Victor Joe Noto, and Sue Ann Noto, as tenants by the entirety with full right of survivorship and not as tenants in common

SPECIFIC CONSIDERATION:

The sum of Ten Dollars (\$10.00).

LEGAL DESCRIPTION:

State: Mississippi

County: DeSoto

Lot 242, Section "F", Magnolia Estates Subdivision, in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 39, Page 21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Street Address:

10039 Palmer Drive, Olive Branch, Mississippi 38654

EXISTING ENCUMBRANCES:

Grantees take title subject to the following encumbrances: all those of record. Grantees specifically assume liability for the indebtedness to Norwest Mortgage, Inc. in the original amount of sixty seven thousand five hundred ninety three dollars (\$67,593.00) and secured by a First Deed of Trust dated June 3, 1992, filed on June 4, 1992 and recorded in Book 588, Page 127.

POSSESSION:

Grantees are entitled to possession of the property as follows: Possession is to be given on or before January 31, 1995.

DATE OF EXECUTION:

27th day of January, 1995.

Ricky Payne Perkins
RICKY PAYNE PERKINS

STATE MS. - DESOTO CO. FILED

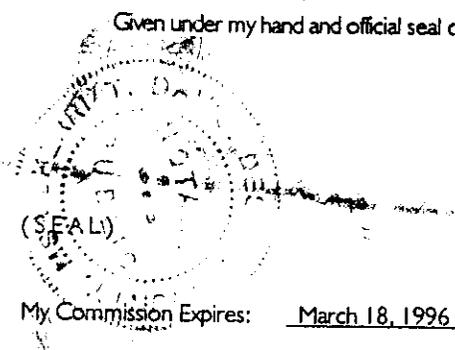
JAN 31 11 10 AM '95

Initial: *RP*

BK 281 PG 199
W.E. DAVIS CH. CLK.
by B. Cleveland

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named RICKY PAYNE PERKINS, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 27th day of January, 1995.



Sherril T. Davis

SHERRIL T. DAVIS, Notary Public

My Commission Expires: March 18, 1996

Grantors' Address:
Rt. 3, Box 441-A
Coldwater, MS 38618
Home: (601) 233-4524
Work: (601) 895-2828

Grantees' Address:
10039 Palmer Drive
Olive Branch, MS 38654
Home: (601) 838-6632
Work: (901) 395-3647

PREPARED BY AND, AFTER RECORDING, RETURN TO THE OFFICE OF:
CHRISTIAN GOELDNER
ATTORNEY AT LAW
PROFESSIONAL ASSOCIATION
P. O. BOX 1468
SOUTHAVEN, MISSISSIPPI 38671-1468
(601) 342-7700

Initial: *RP*