

**WARRANTY DEED**

This Deed of Conveyance is this day made by the undersigned, JOE L. DENNIS and wife, GLENDA M. DENNIS, hereinafter referred to as the GRANTORS, and JAMES F. ARTRIP and wife, RUTH L. ARTRIP, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTORS, and the execution and delivery of a purchase money promissory note and deed of trust in the sum of \$18,500.00, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 161, Section B, DELTA RIDGE SUBDIVISION, in Section 6, Township 3 South, Range 9 West, as per plat thereof of record in Plat Book 9, at pages 33-40, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and being the identical property conveyed to Joe L. Dennis and wife, Glenda M. Dennis, by Warranty Deed from Evelyn F. Martin Lawson dated August 16, 1983, and duly recorded in Deed Book 166, Page 208, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and to which reference is hereby made.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities,

subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show, the restrictive covenants of said subdivision recorded in Plat Book 9, Pages 33-40, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which reference is hereby made, and to the covenants, limitations and restrictions set forth in deed of record in Deed Book 98, Page 289, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1995 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

For the aforesaid consideration, the GRANTORS do hereby sell and warrant to the GRANTEEES one (1) 1980 Magnolia Mobile Home, 60 x 12 bearing Identification No. GDVKMS05805276.

Possession shall be given upon delivery of this deed.

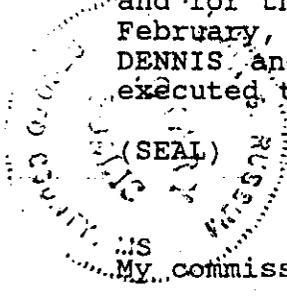
WITNESS the signature of the GRANTORS on this the 21 day of February, 1995.

Joe L. Dennis  
JOE L. DENNIS

Glenda M. Dennis  
GLENDA M. DENNIS

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 21<sup>ST</sup> day of February, 1995, within my jurisdiction, the within named JOE L. DENNIS and wife, GLENDA M. DENNIS, who acknowledged that they executed the above and foregoing instrument.



Patricia G. Bussan  
NOTARY PUBLIC

My commission expires: January 16, 1999  
Notary Public State of Mississippi At Large  
BONDED THRU HEIDEN-MARCHETTI, INC.

GRANTORS' ADDRESS:  
2266 Northview  
Hernando, MS 38632  
Res. Tel.: 429-9926  
Bus. Tel.: 429-7946

STATE MS.-DESOTO CO. 92  
FILED  
FEB 23 3 45 PM '95

GRANTEES' ADDRESS:  
11121 Pecan Ridge  
Hernando, MS 38632  
Res. Tel.: 601-429-5388  
Bus. Tel.: 601-357-1111

BK 282 PG 93  
W.E. DAVIS CH. CLK.  
W.E. Davis, Jr., D.C.

Prepared by: A. Cinclair May  
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