

MAR 27 3 34 PM '95

## WARRANTY DEED

BK 283 PG 268

W.E. L. CHANCERY CLERK

By B. Cleveland

This Deed of Conveyance is this day made by the undersigned, THE FLINN GROUP, a Partnership, composed of Tom B. Flinn, Sr., Tom B. Flinn, Jr., Tim H. Flinn and Lee Ann (Flinn) Kutz, hereinafter referred to as the GRANTOR, and DONALD ALLEN KUTZ, JR., and wife, LEE ANN F. KUTZ, 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 GRANTOR, and other good and valuable consideration the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, the GRANTOR does 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 46, Plum Point Villages, Section B, in Section 6, Township 2 South, Range 7 West, as per plat thereof of record in Plat Book 25, at Pages 12-14, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

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 the City of Southaven, DeSoto County, Mississippi; 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; to the Restrictive Covenants of record with the recorded plat of said subdivision; to the By-laws of Plum Point Villages Property Owners Association as found at Deed Book 185, Page 793; to the First Amendment to By-laws as found at Deed Book 189, Page 741; to the Second Amendment to By-laws as found at Deed Book 194, Page 517, and to the Declaration of Covenants, Conditions and Restrictions as found at Deed Book 195, Page 382, all in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1995 and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 24 day of March, 1995.

THE FLINN GROUP,  
A MISSISSIPPI PARTNERSHIP

BY: Tom B. Flinn Sr.  
TOM B. FLINN, SR.

Tom B. Flinn Jr.  
TOM B. FLINN, JR.

Tim H. Flinn  
TIM H. FLINN

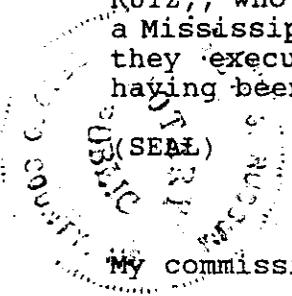
Lee Ann (Flinn) Kutz  
LEE ANN (FLINN) KUTZ

PARTNERS

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 24 day of March, 1995, within my jurisdiction, the within named TOM B. FLINN, SR., TOM B. FLINN, JR., TIM H. FLINN AND LEE ANN (FLINN) KUTZ,, who acknowledged that they are Partners in THE FLINN GROUP, a Mississippi Partnership, and that in said representative capacity they executed the above and foregoing instrument, after first having been duly authorized so to do.



Patricia L. Bussan  
NOTARY PUBLIC

My commission expires: Notary Public State of Mississippi At Large  
My Commission Expires: January 18, 1999  
BONDED THRU HEIDEN-MARCHETTI, INC.

GRANTOR'S ADDRESS:  
P. O. Box 384  
Hernando, MS 38632  
Res. Tel.: 601-429-6101  
Bus. Tel.: 601-429-6450

GRANTEES' ADDRESS:  
250 River Birch Trail  
Southaven, MS 38671  
Res. Tel.: 601-349-2547  
Bus. Tel.: 601-429-6061

Prepared by: Law Offices of A. Cinclair May  
2565 Caffey Street, Suite 100  
Hernando, MS 38632  
601-429-5038

No title search rendered by Preparer of Deed.

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